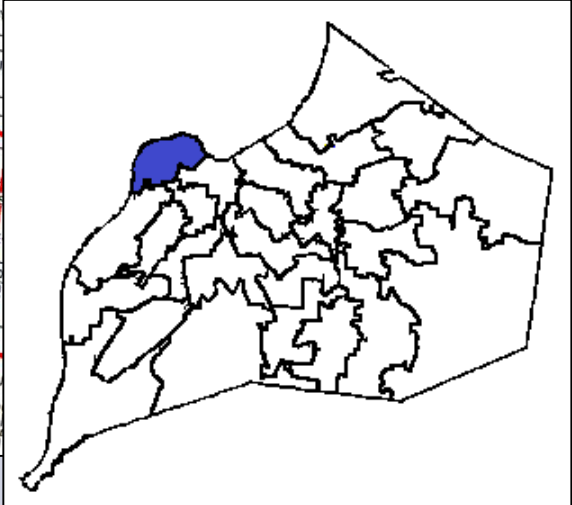
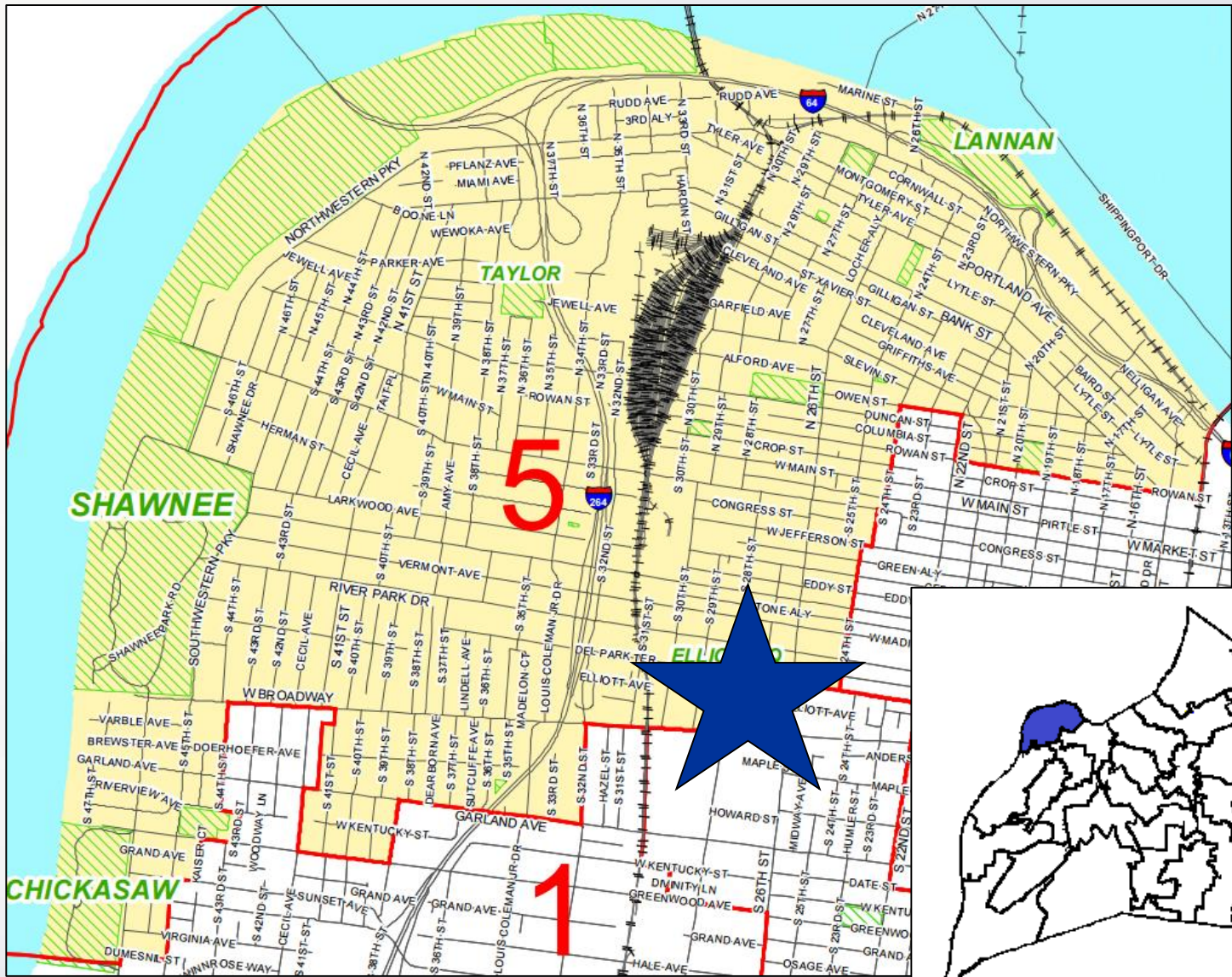


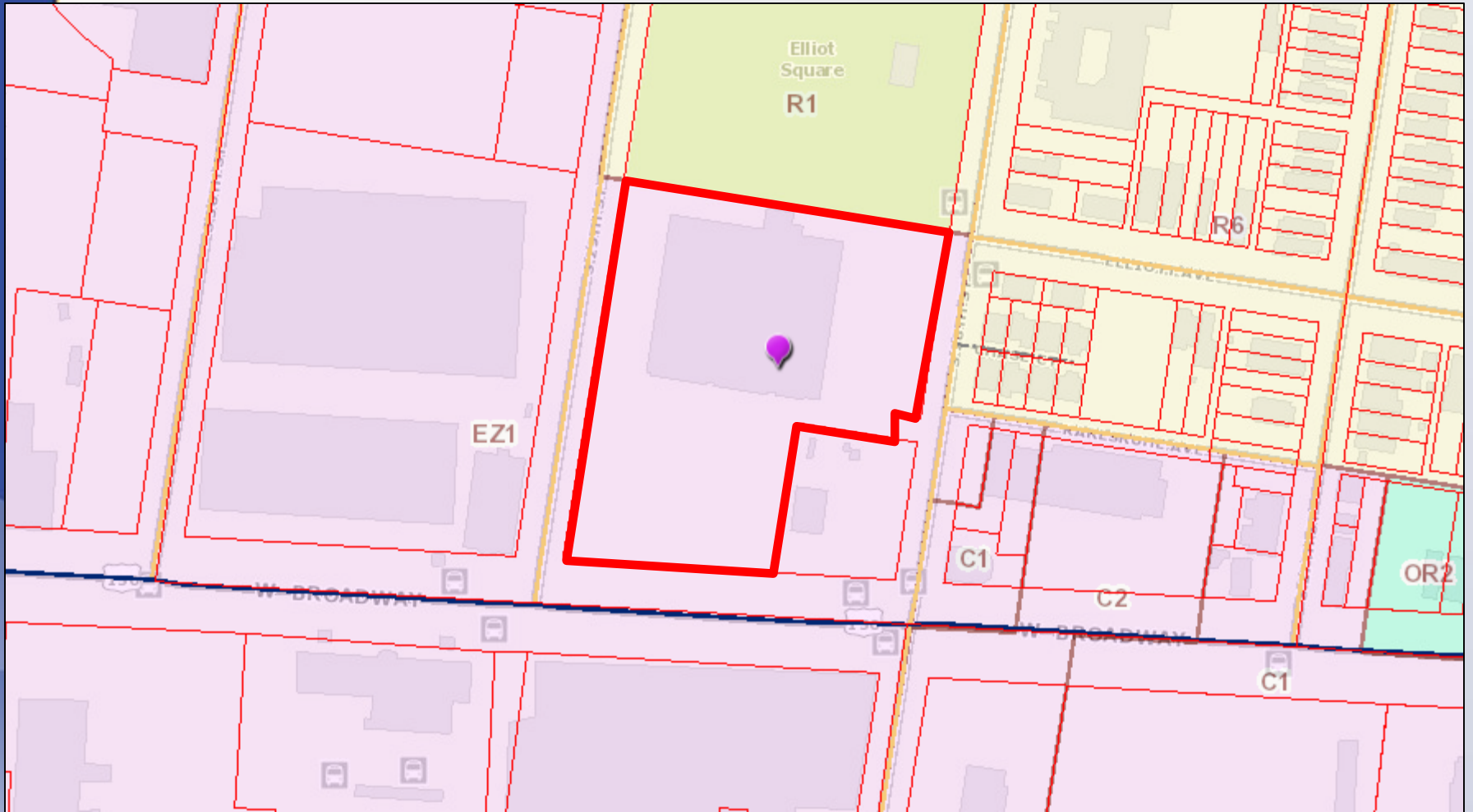
20-ZONE-0055 OCTAPHARMA



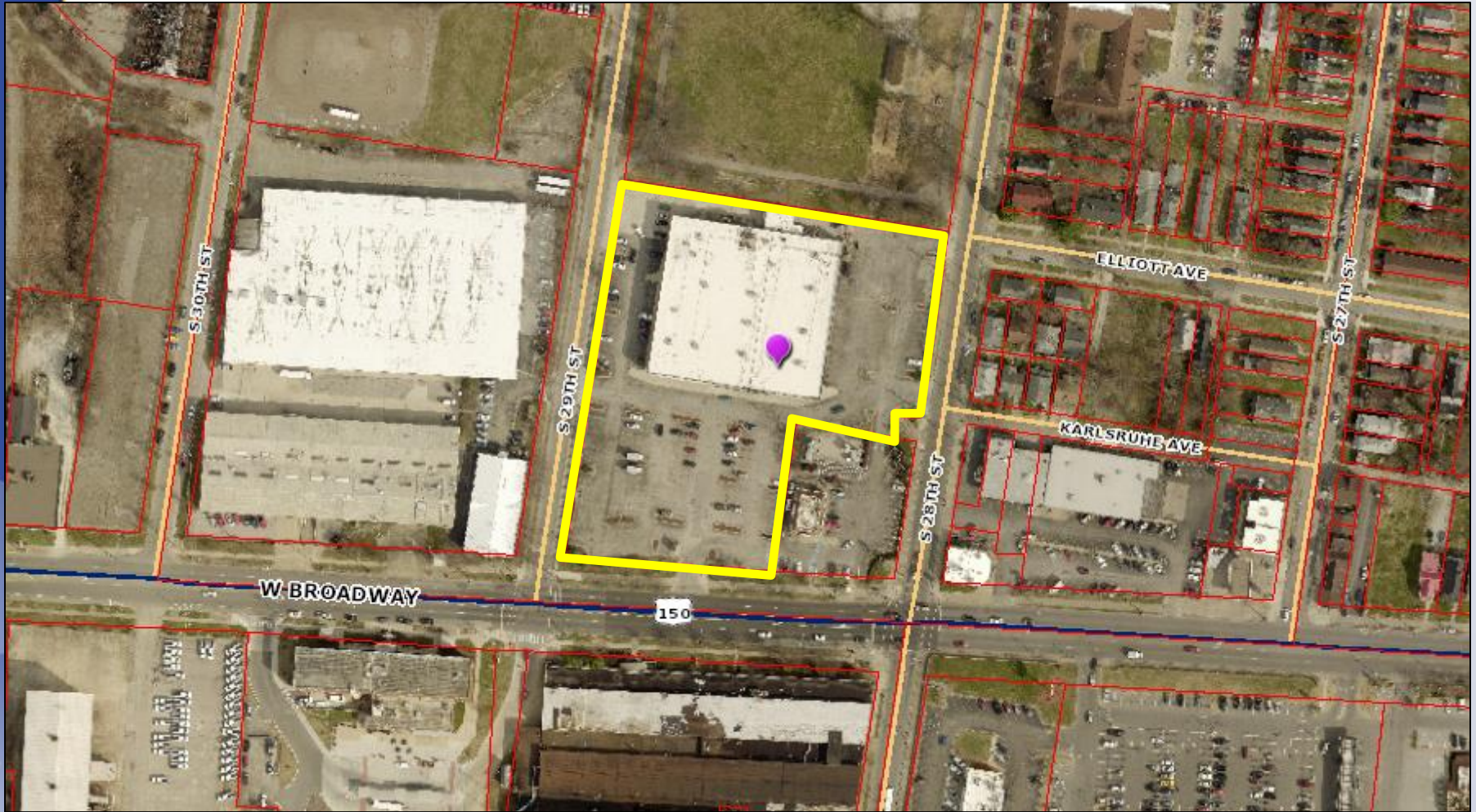
Planning & Zoning Committee
October 13, 2020



**2809 W Broadway
District 5 - Donna Purvis**



Existing: EZ-1/TMC
Proposed: C-2/TMC



Existing: Vacant Commercial
Proposed: Commercial

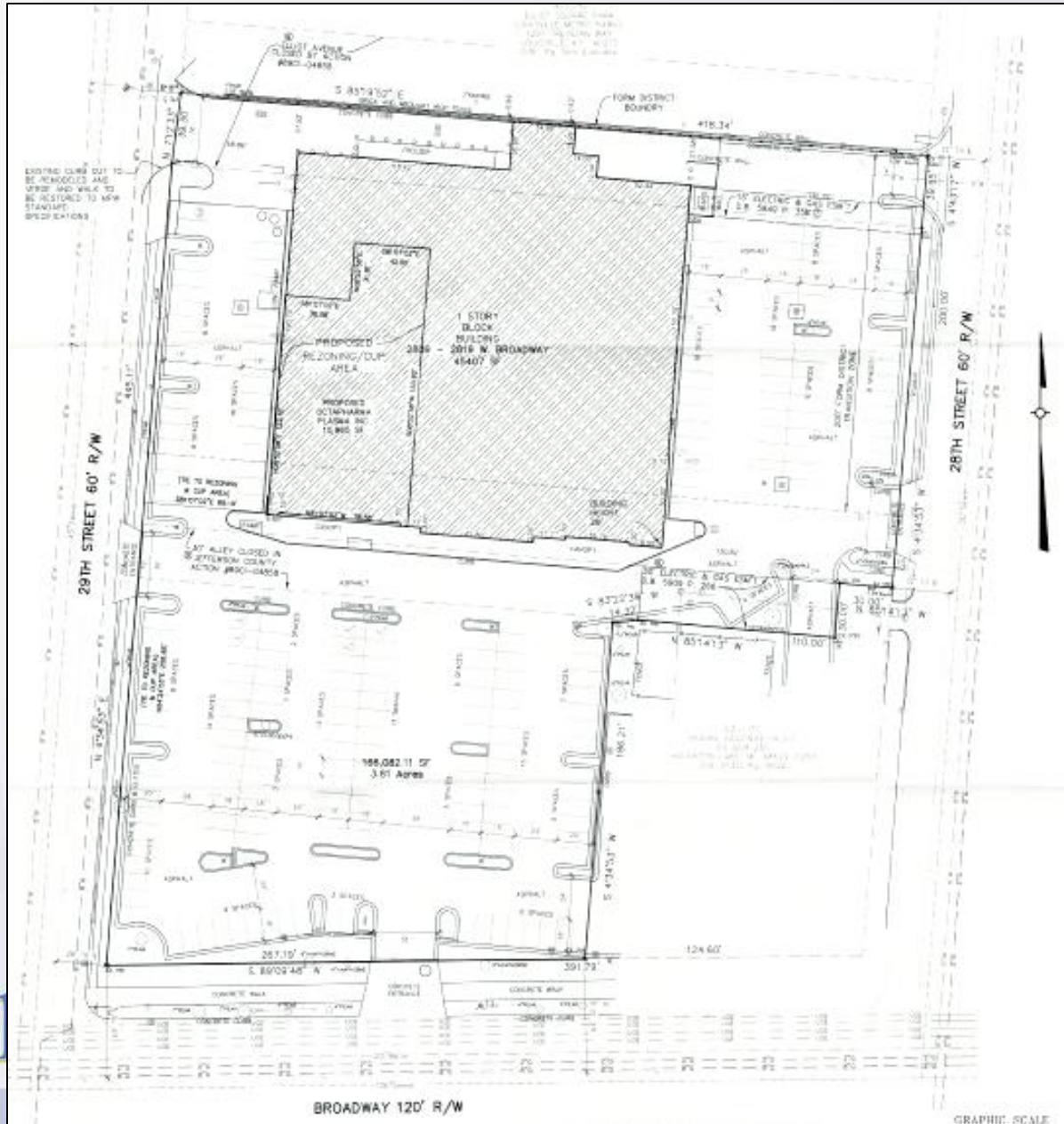
Requests

- Zoning change from EZ-1 Enterprise Zone to C-2 Commercial
- Conditional Use Permit for Blood/Plasma Collection Center with relief from 4.2.10.A to allow the center to be located within 1,000 feet of a residential zone
- Detailed District Development Plan

Case Summary

- Use not permitted in the EZ-1 district
- No changes to existing structure
- Plasma center will occupy 10,965 sf of the building
- Minimal improvements to the property proposed, including curb/access work at the rear of the property along 29th Street.
- Binding Element #5 may need to be removed or modified since there isn't a landscape plane for the site

Development Plan



Public Meetings

- Neighborhood Meeting held on 6/18/2020
 - 5 people attended the meeting.
- LD&T meeting on 8/27/2020
- Planning Commission public hearing on 9/17/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from EZ-1 to C-1 passed by a vote of 5-0.