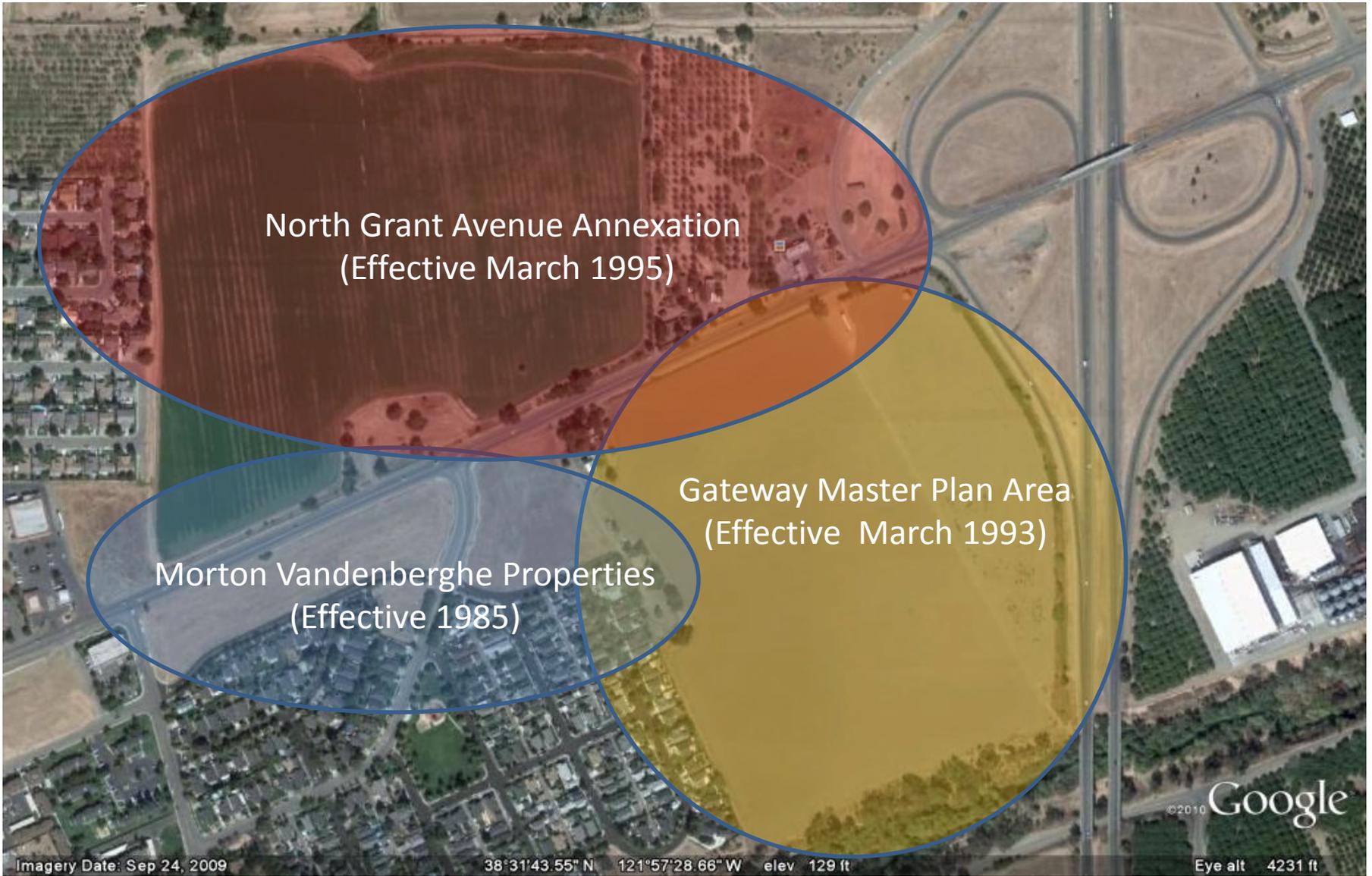


**Status Report on the Analysis of Land Use
Designations and Zoning of the Properties along
East Grant Avenue between
Morgan Street and Interstate 505**

Economic Development Advisory Committee
February 7, 2011

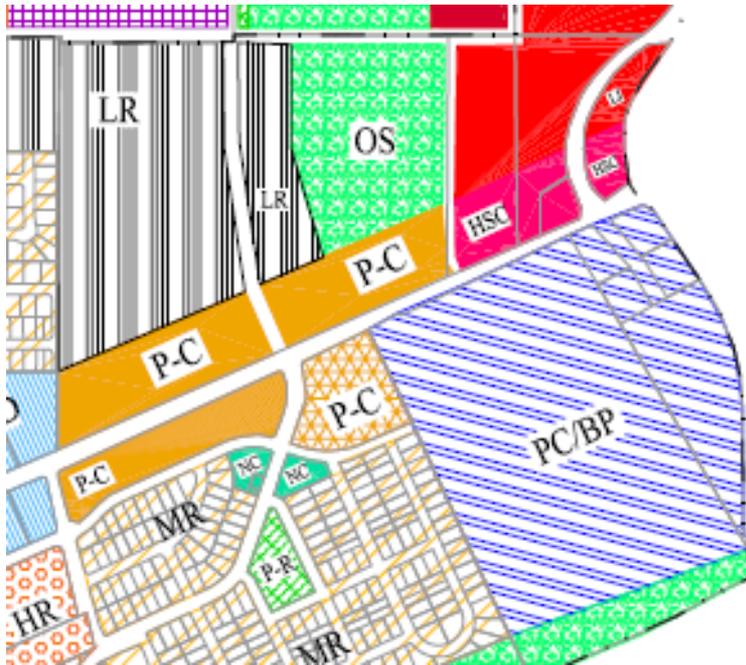


North Grant Avenue Annexation
(Effective March 1995)

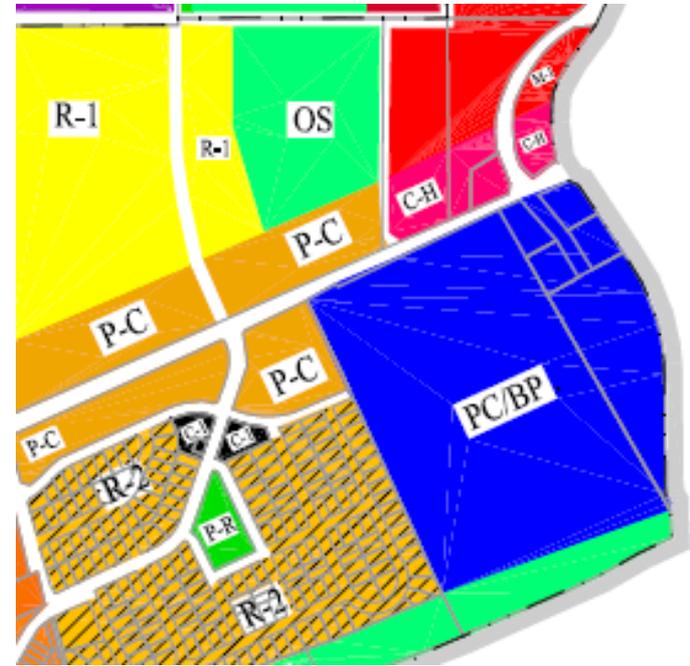
Gateway Master Plan Area
(Effective March 1993)

Morton Vandenberghe Properties
(Effective 1985)

Current Land Use and Zoning Situation



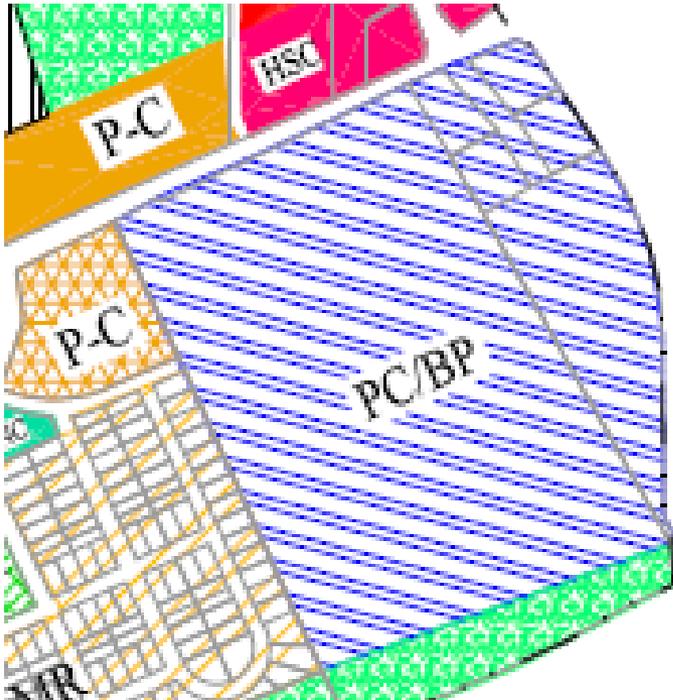
General Plan Land Use Map



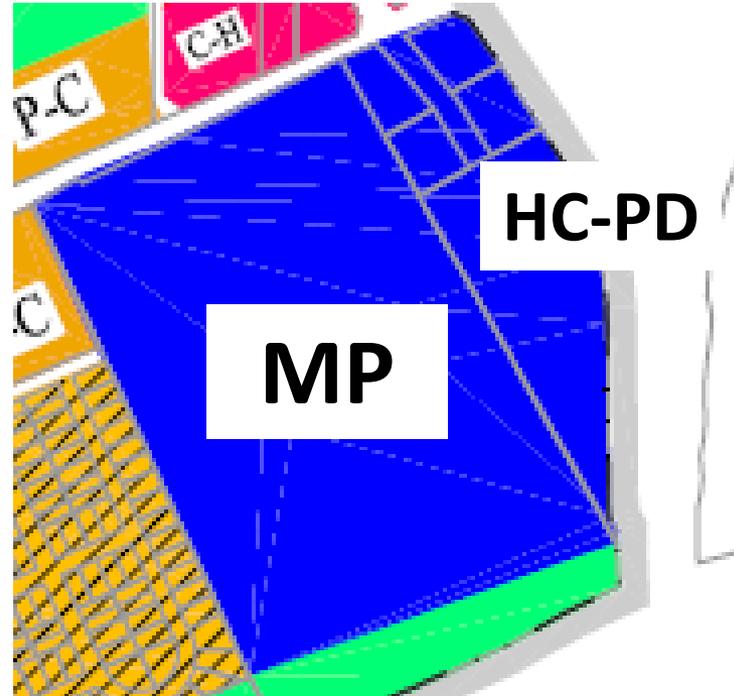
Zoning Map

- PC and PC/BP are not included as zoning designations in the City Zoning Code.
- To date, there is no evidence of any ordinance adopted by the City that changed the zoning from what was applied in the pre-zoning and annexations in 1992 and 1995.

Gateway Master Plan Area



General Plan Land Use

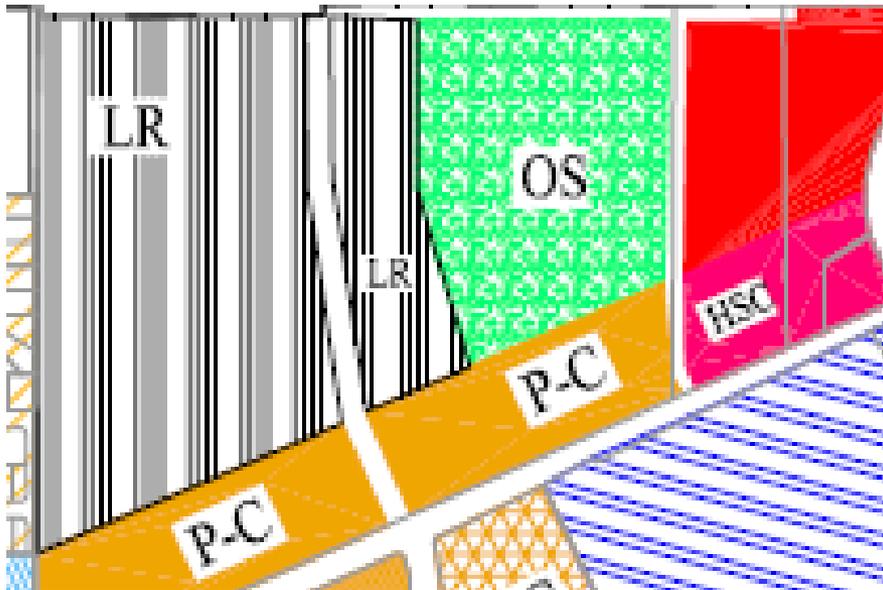


Pre-Zoning/Underlying Zoning

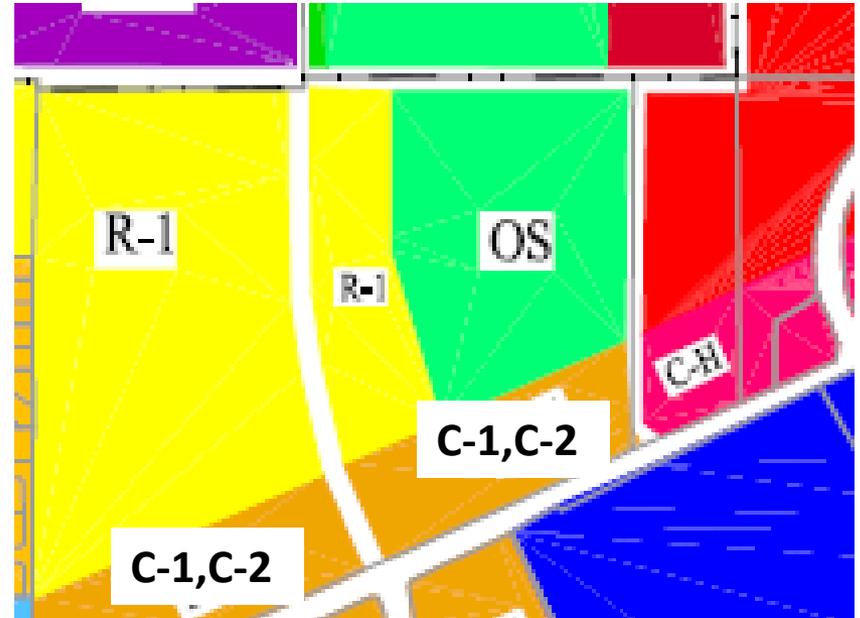
HC-PD: Highway Commercial-Planned Development

MP: Planned Industrial

North Grant Avenue Annexation



General Plan Land Use



Pre-Zoning/Underlying Zoning

C-1: Neighborhood Commercial (Planned Commercial)

C-2: Central Business District (Planned Commercial)

Suggested Actions

General Plan Amendments:

1. Remove PC and PCB land use designations and associated definitions from the General Plan through a General Plan Amendment.
2. Amend the General Plan Land Use Map:
 - McClish Property : Remove PCB/Replace with BIP
 - Jordan Property: Remove PCB/Replace with HSC
 - Other parcels with PC designation: Remove PC/Replace with NC

Rezoning/Zoning Amendments:

1. Amend the Zoning Map:
 - McClish Property: Zone B/P
 - Jordan Property: Zone C-H
 - Other Parcels with PC: Zone NC
2. Amend Chapter 17.08 – Use Classifications
 - Remove the Use “Recreational Vehicle Park”
3. Amend Chapter 17.52 – Zoning Matrix
 - Under BP, Conditional Uses:
 - Laboratory, Research, Equipment
 - Light General Manufacturing
 - Equipment Sales, Rental, and Repair
 - Under BP and C-H, omit Recreational Vehicle Park

Other Changes: Rescind Gateway Master Plan

Example of Land Use and Zoning Resulting from Suggested Actions

Gateway Master Plan Area (Specifically, McClish Property)

GP Land Use: Business/Industrial Park

Some of the Allowed Uses include:

- Office
- Light Industrial
- Wholesale Commercial
- Limited Retail
- Restaurants

Zoning: Business Park

Some of the Allowed Uses include:

- Business Services
- Financial Institutions
- Office, Business & Medical
- Retail Sales, General
- Restaurants
- A variety of industrial uses

Example of Land Use and Zoning Resulting from Suggested Actions

Gateway Master Plan Area (Specifically, Jordan Property)

GP Land Use: Highway Service Commercial

Some of the Allowed Uses include:

- Restaurants
- Service Stations
- Hotels, motels
- Retail sales

Zoning: Highway Service Commercial

Some of the Allowed Uses include:

- Restaurants
- Service Stations
- Hotels, motels
- Retail sales

Why is staff proposing these actions?

1. Remedy the inconsistency between the General Plan and the Zoning Code
2. Remove barriers to economic development

Next Steps

Continued Analysis including:

- Review General Plan EIR
- Research Vandenberghe files
- When recommendations are finalized, prepare Initial Study