



## Planning and Development Services

# 105ZON-08PB Prestige Lincoln Mercury

Susan Bridges Niemann  
City Commission – November 6, 2008  
(City Legistar # 080438A)

- Rezoning:
  - From BUS (General business district)
  - To BA (Automotive-oriented business district)
- Two vacant buildings
- 1.5 acres
- Plan Board recommends approval
- Staff recommends approval

NE 23<sup>rd</sup> Avenue

Mix of commercial uses

Vacant

NORTH MAIN STREET  
COUNTY ROAD NO. 329

Prestige  
Lincoln Mercury

2140  
NE 2<sup>nd</sup> Street

White  
Apron

2120  
NE 2<sup>nd</sup> Street

McCoy  
Court

Wade Raulerson  
GMC

Choice  
Apartments







Mixed Use Medium

NE 23<sup>rd</sup> Avenue

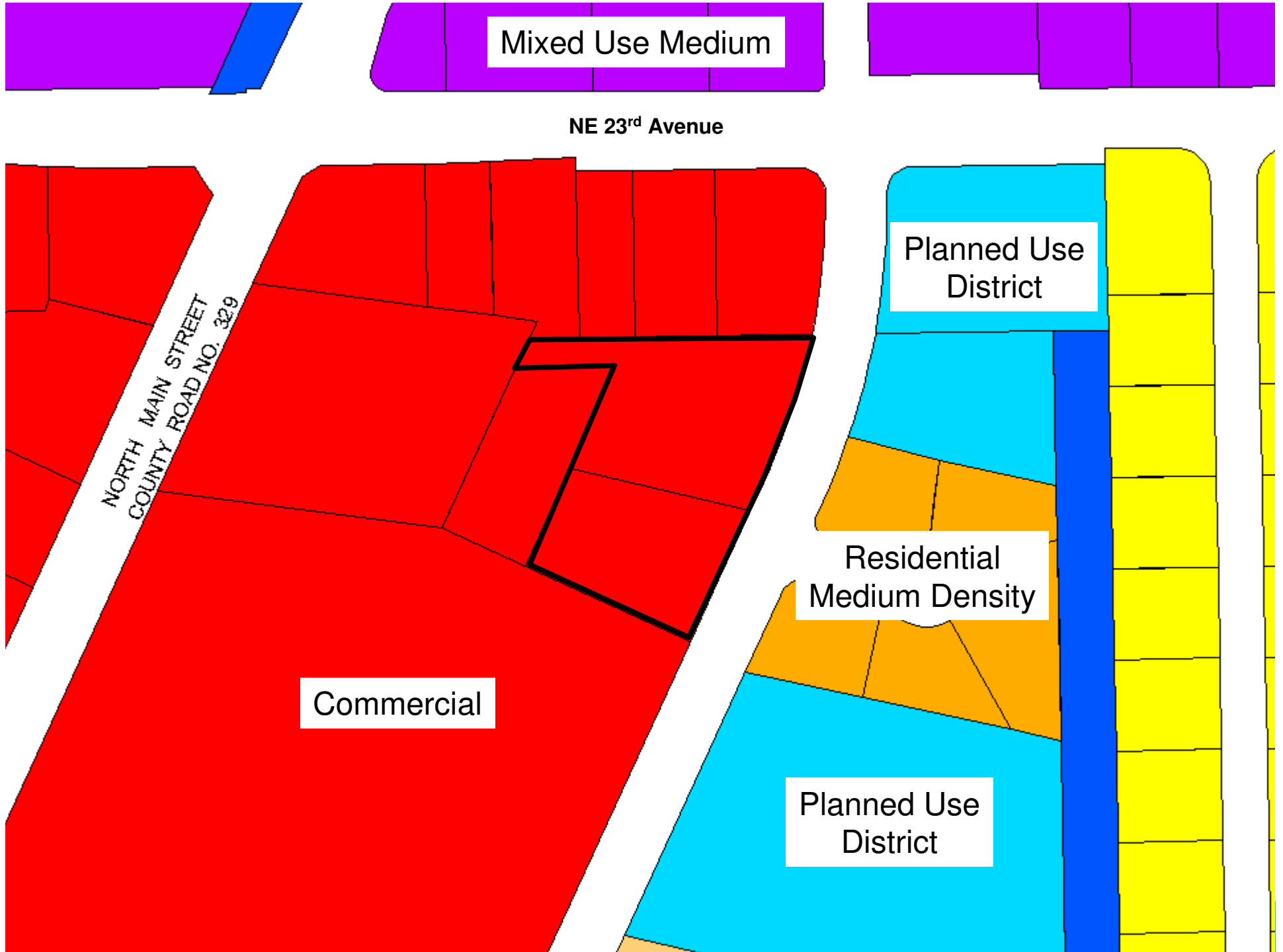
Planned Use  
District

Residential  
Medium Density

Commercial

Planned Use  
District

NORTH MAIN STREET  
COUNTY ROAD NO. 329



Mixed use (MU-2)

NE 23<sup>rd</sup> Avenue

General business  
(BUS)

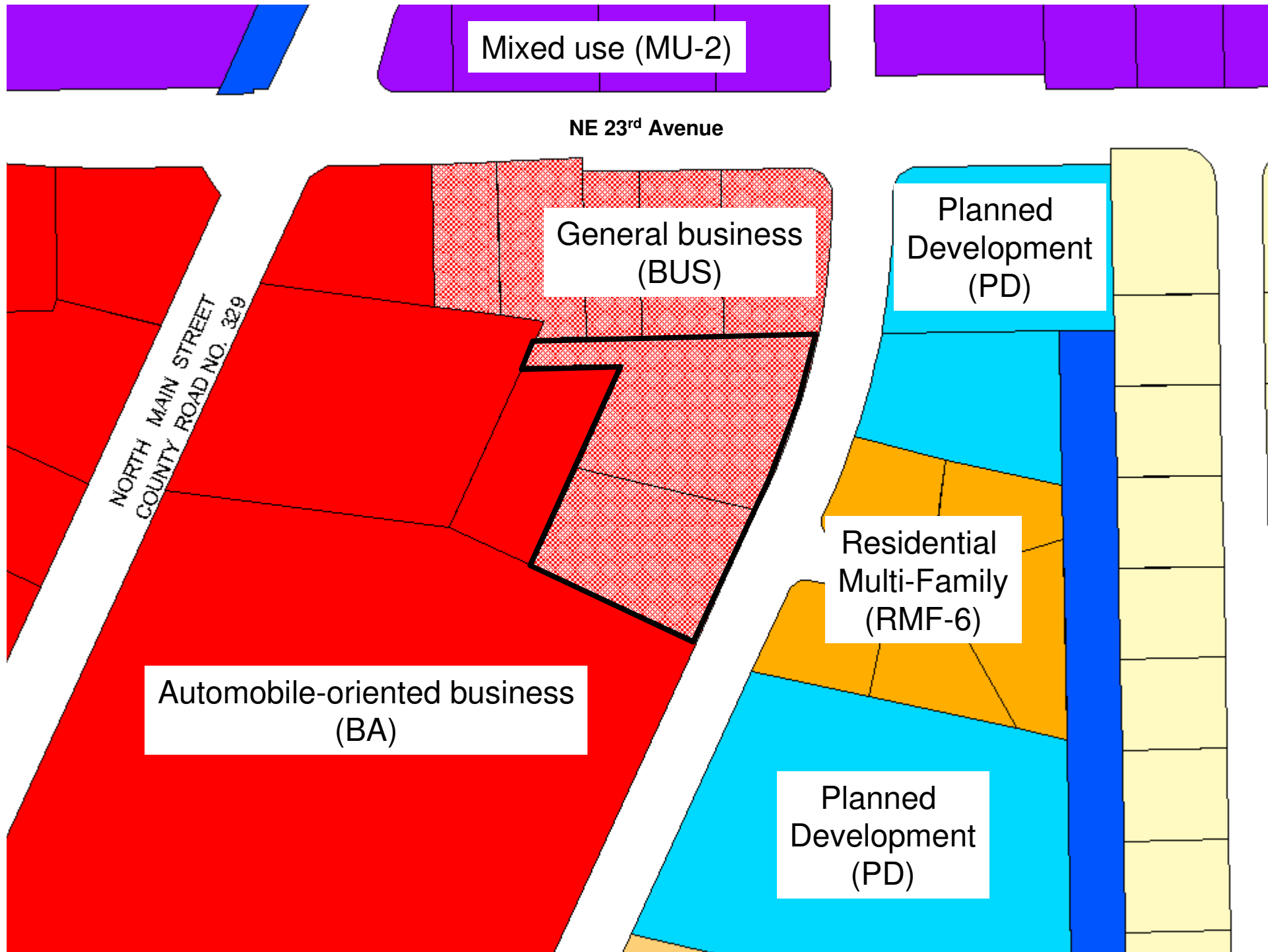
Planned  
Development  
(PD)

NORTH MAIN STREET  
COUNTY ROAD NO. 329

Residential  
Multi-Family  
(RMF-6)

Automobile-oriented business  
(BA)

Planned  
Development  
(PD)



## Bldg on Site - 2120 NE 2<sup>nd</sup> ST View from East



## Mid-site NE 2<sup>nd</sup> ST frontage View from East

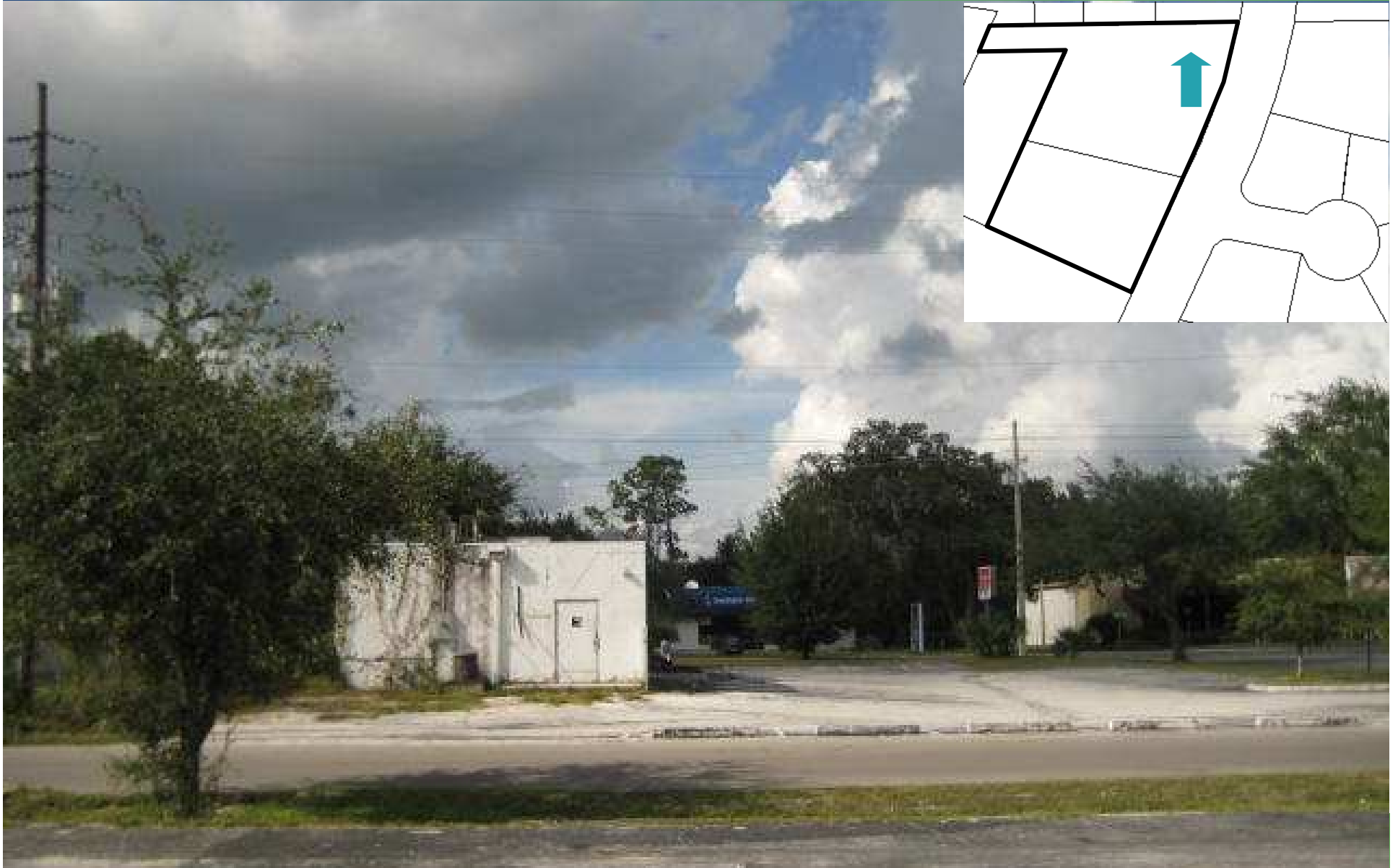




## Bldg on Site - 2140 NE 2<sup>nd</sup> ST View from East



## Adjacent Bldg (vacant restaurant) North of Site

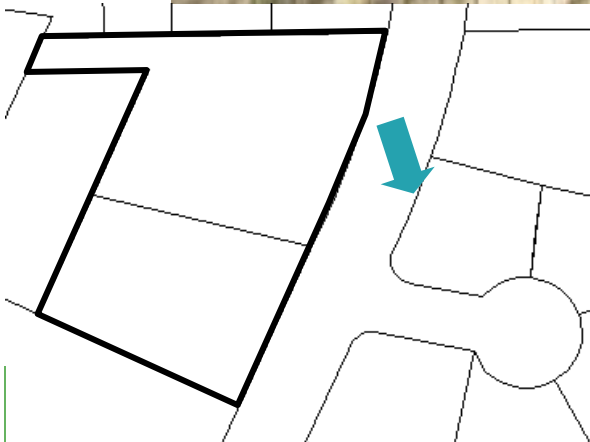


# Catering Business East of Site





## Multi-Family Residential East of Site





## Petition Summary

- Rezoning consistent with FLU Policy 4.2.5:
  - The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.
- Rezoning will encourage redevelopment of property