



Planning and Development Services

125LUC-08PB (080851)

126ZON-08PB (080850)

Susan Niemann

16 April 2009

Petition Summary

- **Land use request:**
 - From Mixed-use Medium-intensity
 - To Commercial
- **Zoning request:**
 - From MU-2 (Mixed use medium intensity)
 - To BA (Automotive-oriented commercial)
- **Staff recommends denial**
- **City Plan Board recommended denial by a vote of 6-0 (22 January 2009)**



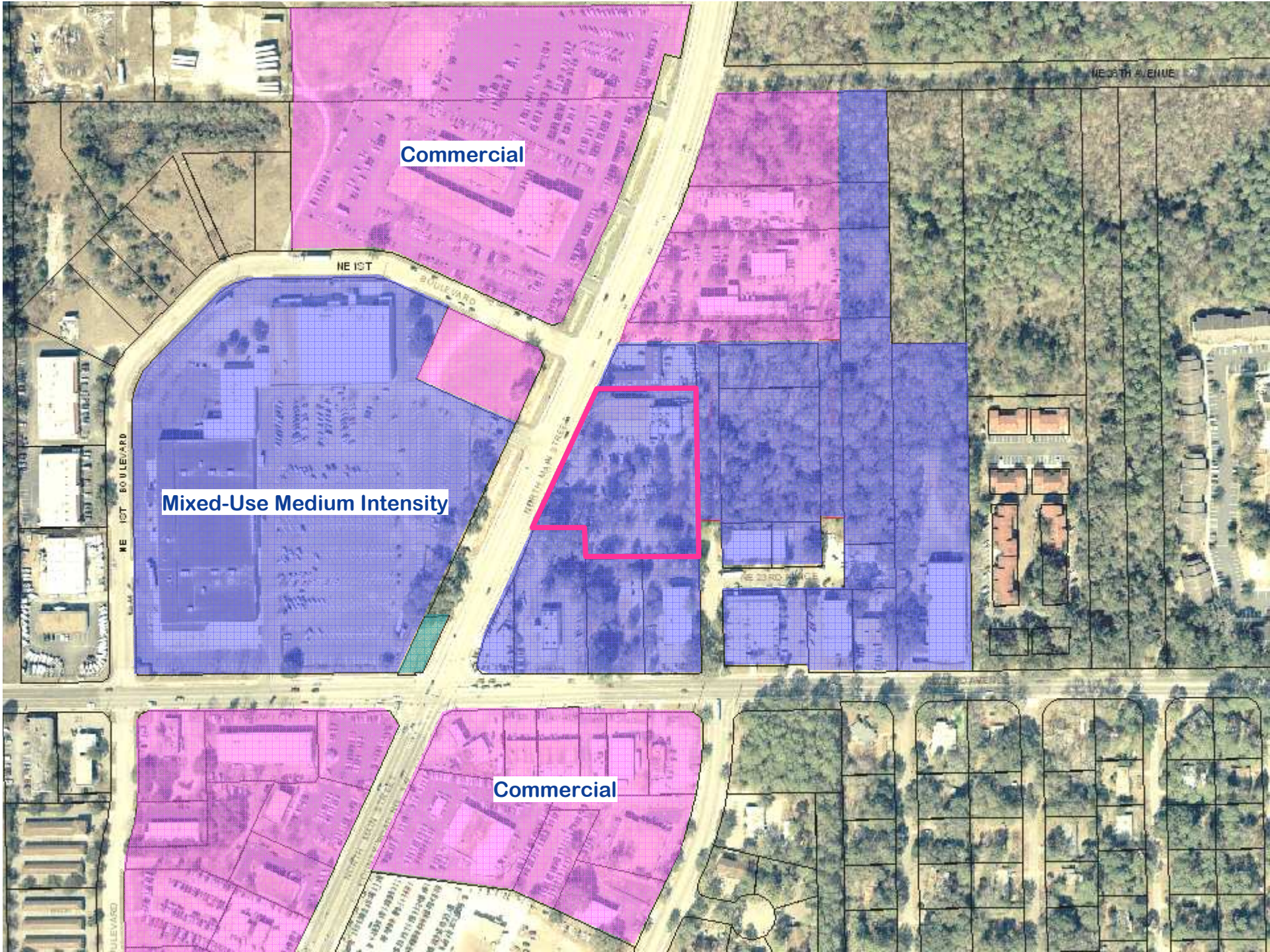
Winn-Dixie

Big Lots

N. 23rd Avenue

N. Main Street

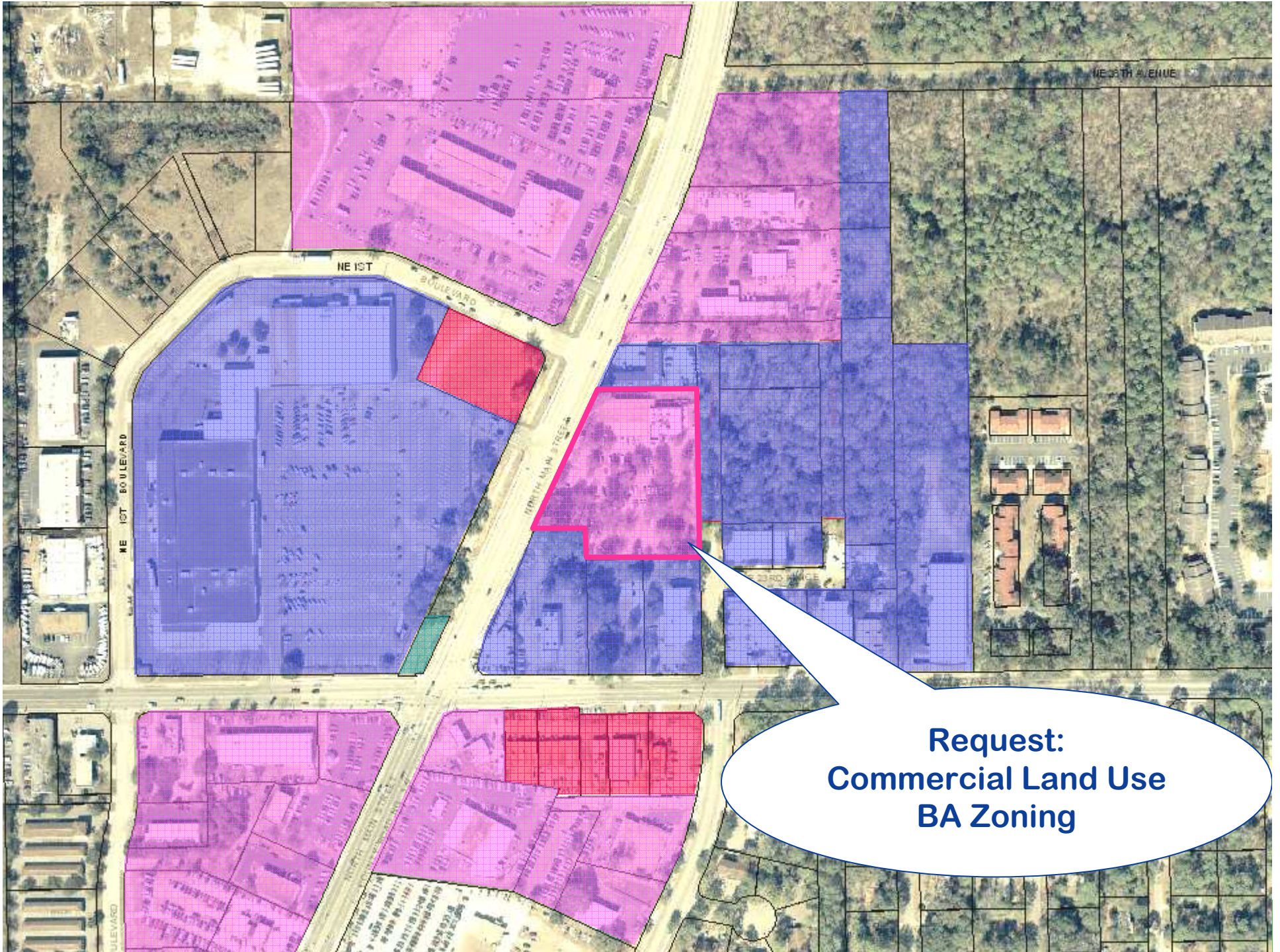
Prestige Lincoln Mercury



Commercial

Mixed-Use Medium Intensity

Commercial



**Request:
Commercial Land Use
BA Zoning**

Neighborhood Activity Centers

- **Smart growth planning tool for:**
 - More mixed use
 - Enhance compatibility of uses considered incompatible in conventional zoning
 - Transportation choice
 - High-quality residential density where appropriate
 - Sense of place and pleasant ambiance
 - Civic pride based on unique local flavor

N. Main Street @ 23rd Avenue

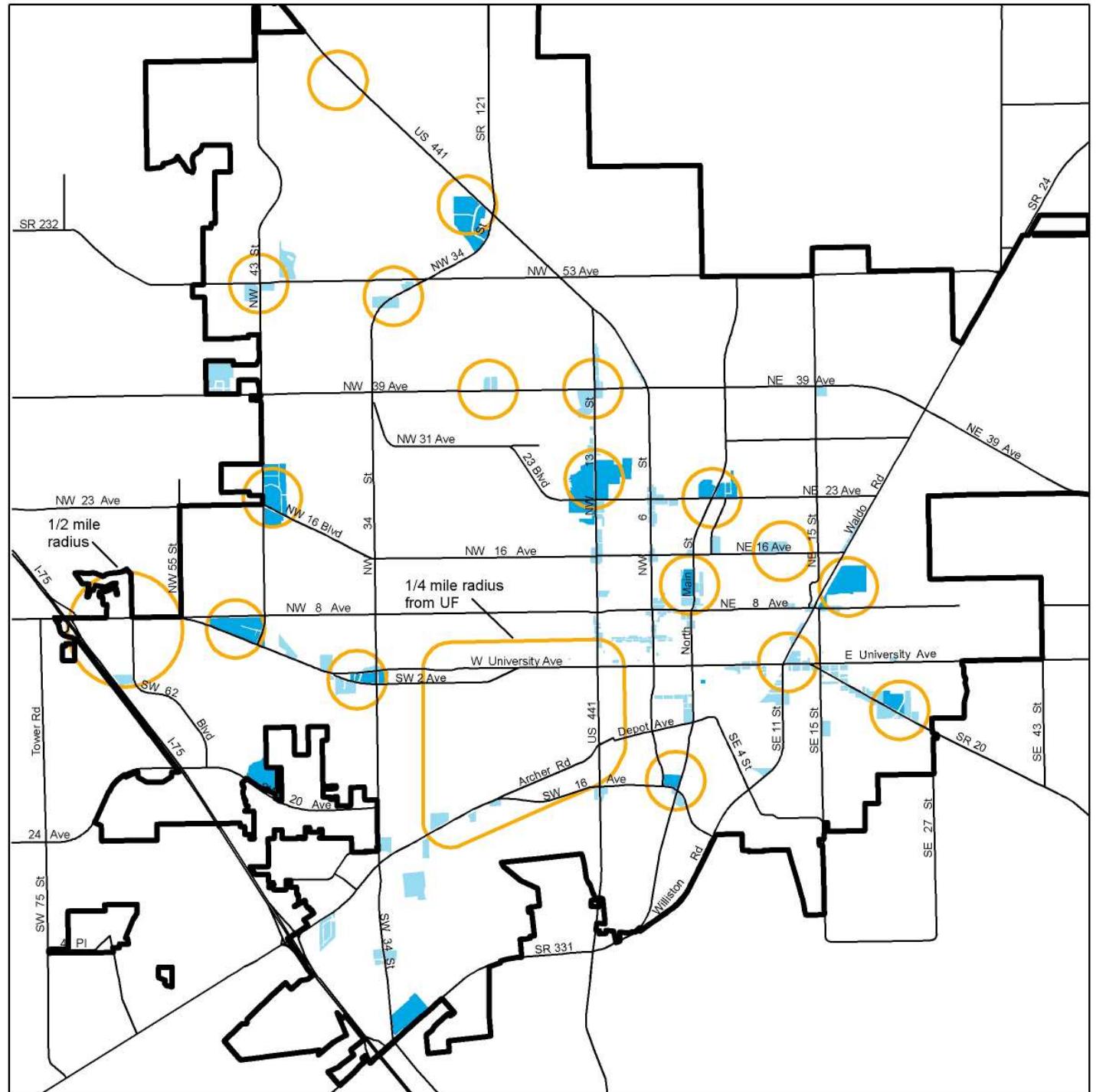
- **Commuter destination for northeast neighborhoods and bedroom communities**
- **Lunchtime destination for commercial and industrial districts**
- **Walkable/bikable destination for neighborhoods on 23rd Avenue and 6th Street corridors**

Neighborhood Activity Centers

- **Mapped in Future Land Use Data & Analysis**
- **Implemented throughout the City**
 - **Mixed-Use land uses (MU-L and MU-M)**
 - **Mixed-Use zoning (MU-1 and MU-2)**

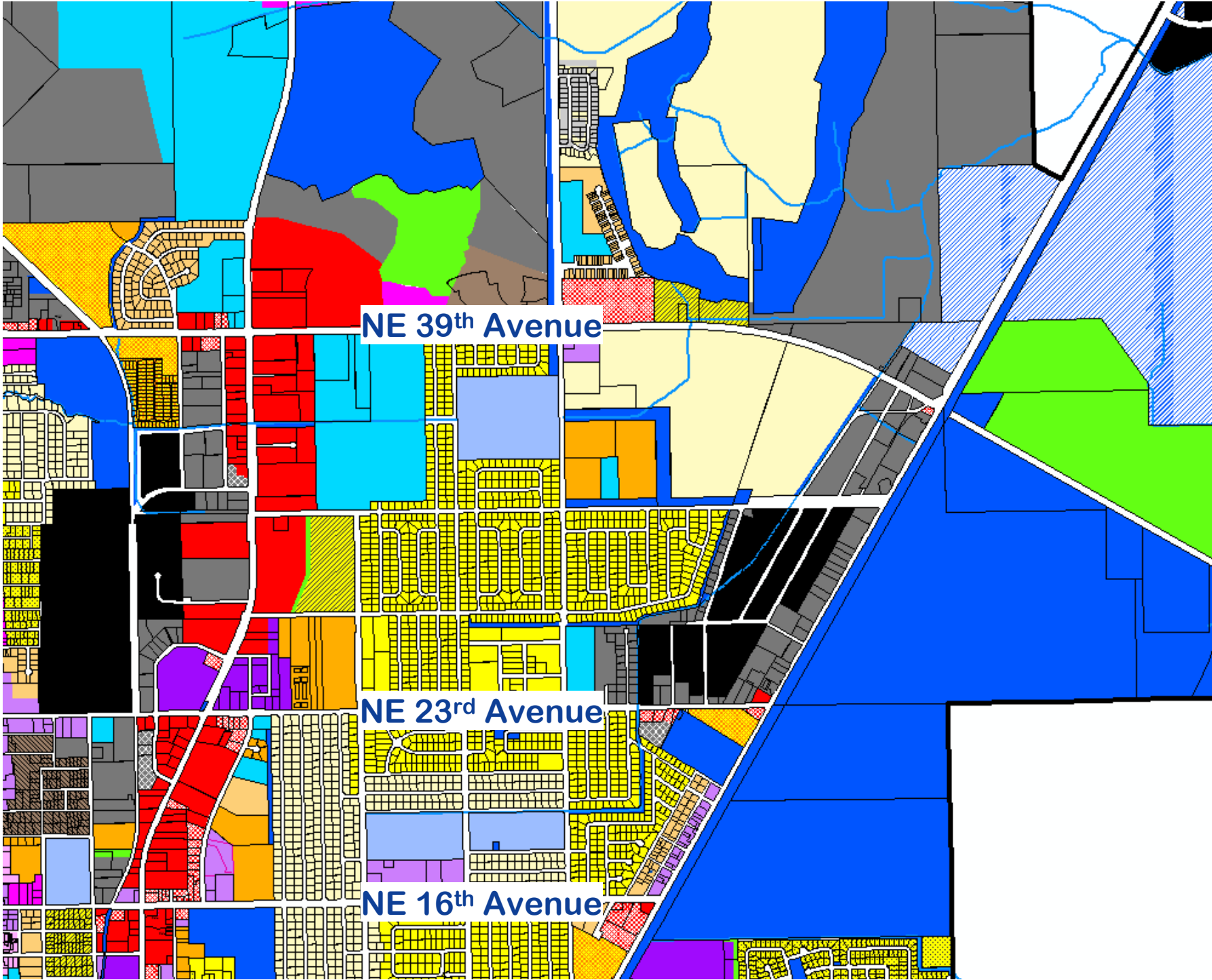
Activity Centers and Zoning

- MU-1
- MU-2



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.**



NE 39th Avenue

NE 23rd Avenue

NE 16th Avenue

Other criteria

- **Environmental**
 - No issues at this site
- **Economic**
 - Staff supports redevelopment and infill, just not this use at this location
 - Several vacant auto dealerships with BA zoning in Main Street corridor (Mazda, Volvo, Ford/Mitsubishi)

Recommendation Summary

- **Recommendation of denial based on:**
 - “Spot” designation
 - Established, long-range vision of the City to make this location a walkable, mixed-use activity center
 - Key location accessible to residential and commercial corridors
 - Commercial land use “appropriate for large scale highway-oriented commercial uses”
 - Uses allowed by BA include car dealerships, gas stations, wholesale vehicles, parts and supplies
 - Appropriateness of this use at this location

Summary of request

	From	To
Future Land Use	Mixed-Use Medium- intensity (MUM)	Commercial (COM)
Zoning	Mixed use medium intensity (MU-2)	Automotive- oriented business (BA)

