

Docket Items #5.1 & 5.2

2561 Holmes St. Re-Zoning

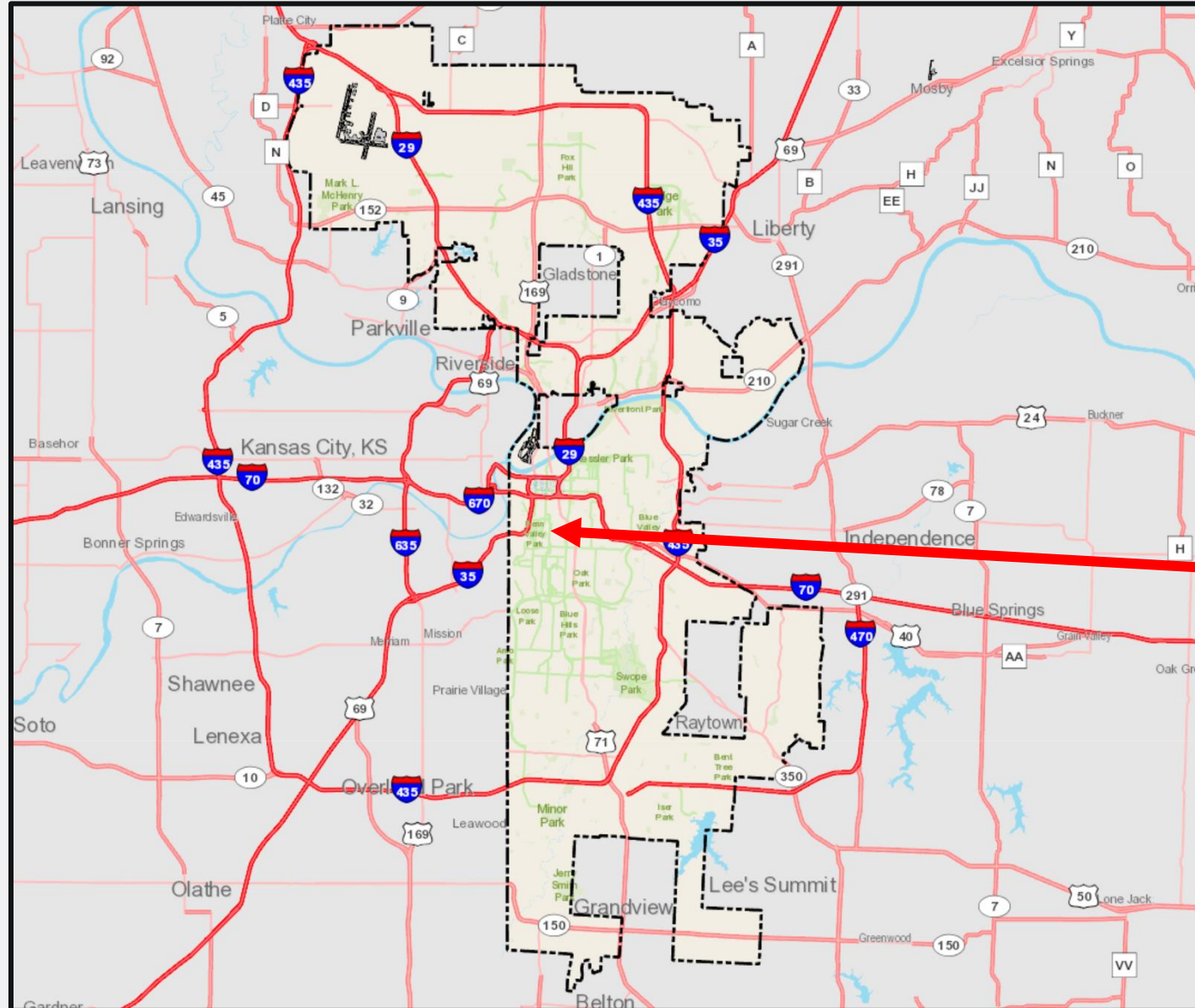
CD-CPC-2025-00179, -00195

2561 Holmes St. Re-Zoning

January, 7th 2026

City Plan Commission







History

- The property was originally issued a building permit for a filling station in 1927.
- Area was rezoned from C3-A2 to R2-B in 1982.
- A CLNU was granted to the site in 1983 for a business office and repair shop for Liquid Products, Inc.
- The property sat vacant for 3 years between 2022-2025, causing the CLNU to lapse.



3. Present zoning district classification: District R-2b

4. a. Type of structure located on property: Commercial building

b. When was structure erected: Building Permit issued 1927 for filling station

c. Use of structure when erected: Filling Station

d. Present use of structure: Business office and repair shop for Liquid Products, Inc.



Google Street View, September 2022 view of the subject site.



Google Street View, December 2023 view of the subject site.

Rezoning

- From R-2.5 to B3-2
- The current tenant is utilizing the space for a Motor Vehicle Repair, Limited business.
- Rezoning the site would allow for the business to operate in compliance with the zoning and development code.





Google Street View, looking southeast down Holmes St.

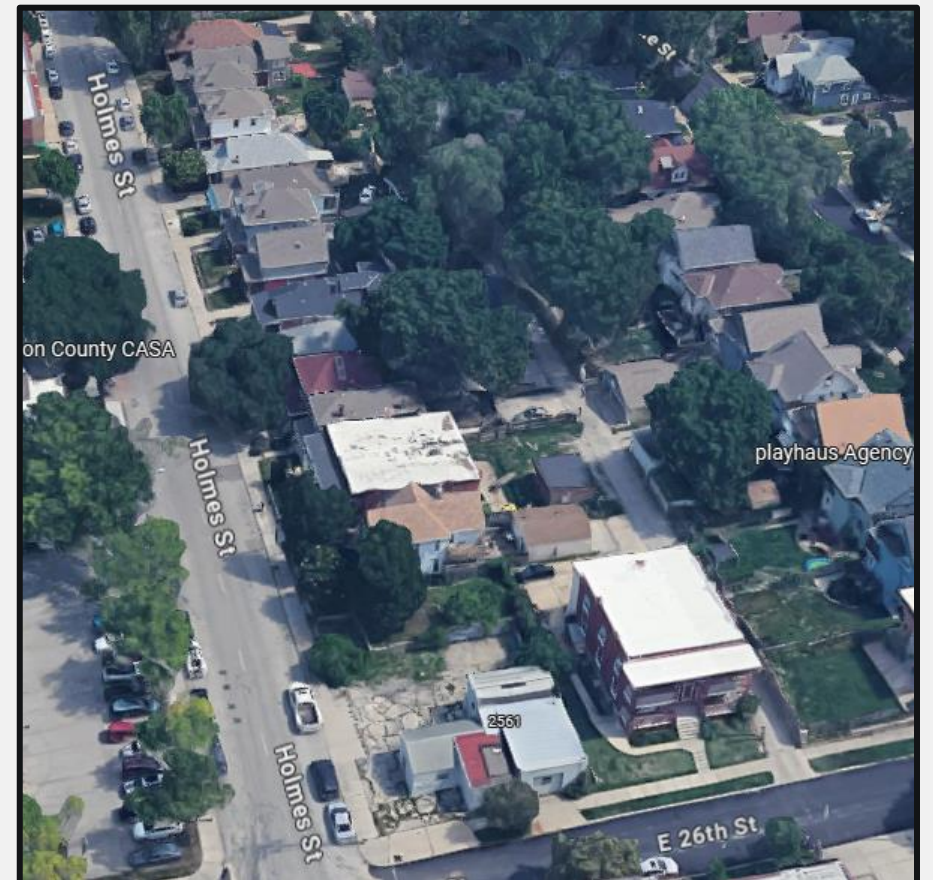


Google Street View, looking southwest down Holmes St.



Google Street View, looking northwest up Holmes St.

Google 3D Globe View, looking north along Holmes St.



Area Plan Amendment

- From Residential Medium Density to Downtown Mixed Use.



Staff Recommendation

Case # CD-CPC-2025-00179

Approval

Case # CD-CPC-2025-00195

Approval