

# **Docket Item #9**

# **CD-CPC-2025-00120**

## **Major Amendment (Development Plan Non-residential)**

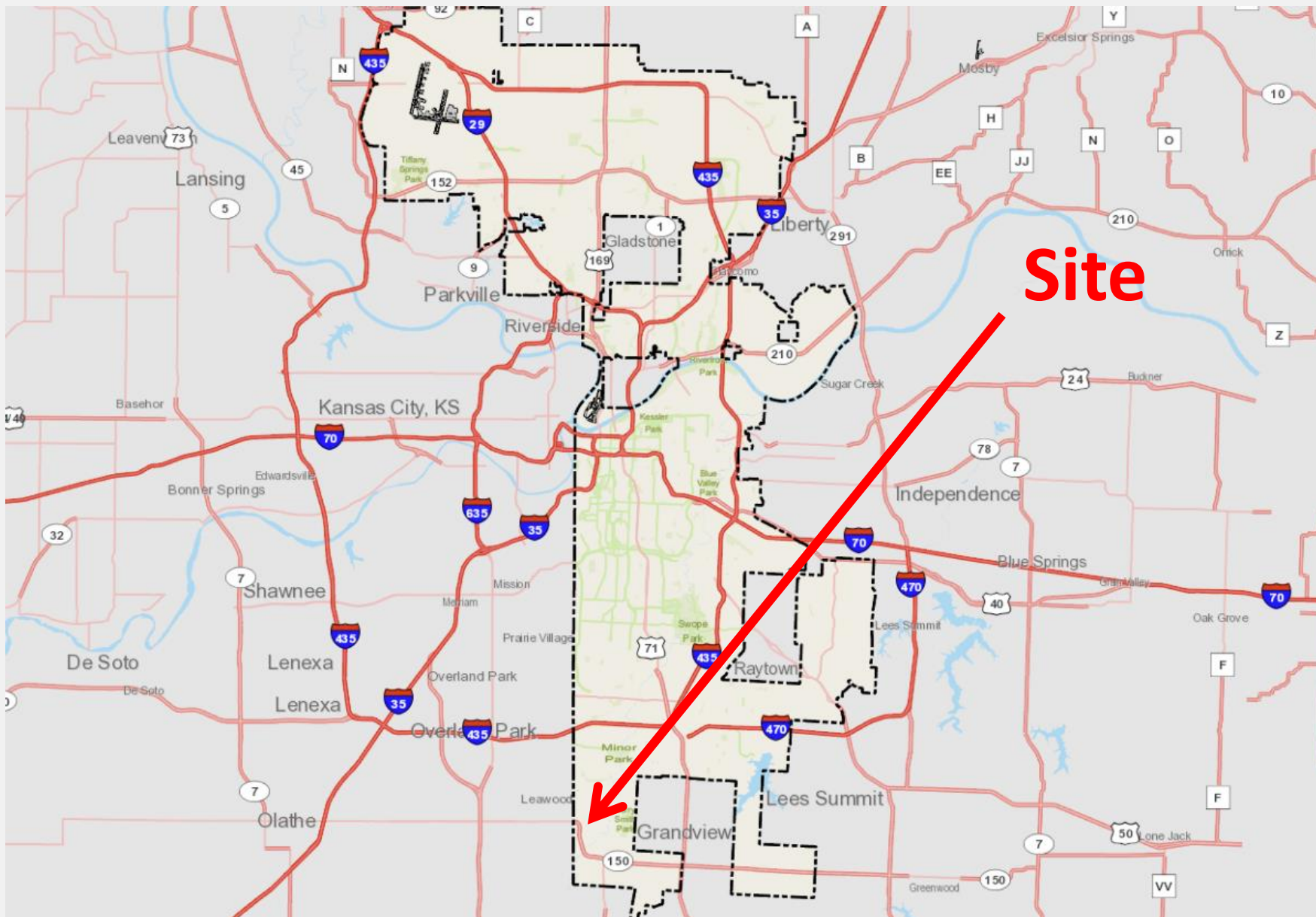
Stateline Station– 13601 Washington St

September 3, 2025

*Prepared for*

City Plan commission













## MAJOR PLAN AMENDMENT

(LOT 4) B3-2 ZONING DISTRICT | COMMUNITY BUSINESS DISTRICT

ALL USES IN B3 ARE PERMITTED EXCEPT:

- HEAVY EQUIPMENT SALES AND RENTAL, LIGHT EQUIPMENT SALES AND RENTAL (INDOOR AND OUTDOOR), MOTOR VEHICLE REPAIR LIMITED, MOTOR VEHICLE REPAIR GENERAL
- EXCEPT ON LOT 5, ALL USES IN B3 PERMITTED AND SELF STORAGE WAREHOUSE.
- EXPECT LOT 2 ALL USES IN B3 AND MOTOR VEHICLE REPAIR GENERAL."

DEVELOPMENT PLAN

SCALE: 1" = 100'-0"







Northern portion of the site. Looking south on Washington St. (Mar 2019)





Looking east on 150 HWY. (Aug 2023)





Looking east on 150 HWY. (Aug 2023)

# Staff Recommendation

**Case No. CD-CPC-2025-00120**

Approval with Conditions