



CD-CPC-2021-00230

Location: 2415 NE Vivion Rd

Existing Zoning: B1-1

Proposed Zoning: B2-1

Summary: The applicant is seeking approval of a Rezoning to allow for the development of a drive through coffee shop.

Public Engagement Meeting: Does apply. January 6th.

Prior Cases: None.





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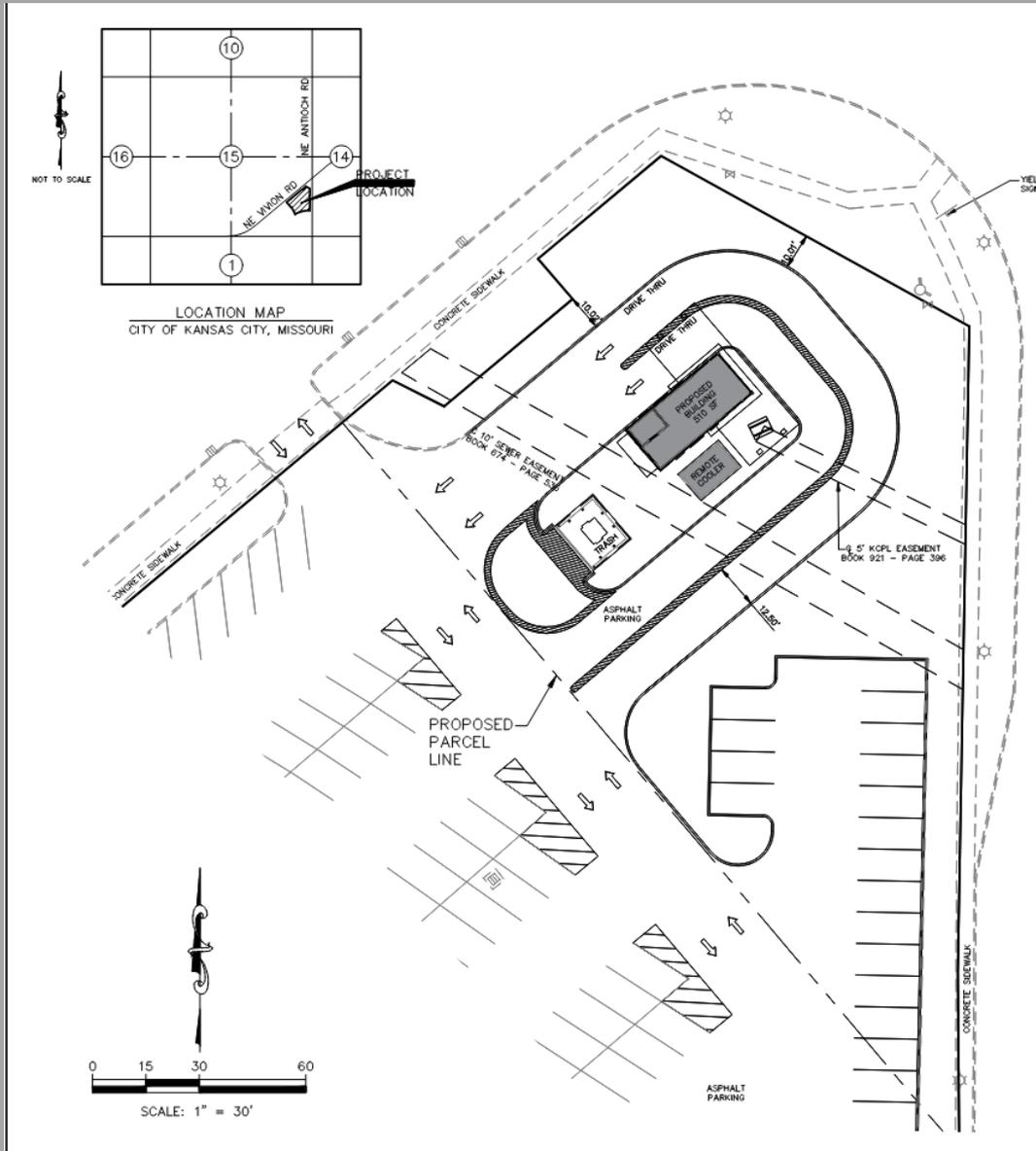


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88-515-00

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A. Conformance with adopted plans and planning policies;
- B. Zoning and use of nearby property;
- C. Physical character of the area in which the subject property is located;
- D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
- E. Suitability of the subject property for the uses to which it has been restricted under zoning regulations;
- F. Length of time the subject property has remained vacant as zoned;
- G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
- H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.





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Staff Recommendation:

Approval, Subject to Conditions

Condition #1 – Rewrite

“A Preliminary Plat needs to be filed and under review prior to City Council Ordinance request.”

*A Final Plat will follow the preliminary plat.

