



# Planning Commission Resolution 22-2018

A Resolution regarding an amendment to the official zoning map for the Belleview Connection rezoning

September 10, 2018

# Previous Public Hearing

Staff recommended approval of an Amendment to the Official Zoning Map to rezone a 5.05-acre zone lot from a B-2 Community Business District to a B-3 General Business District.

Planning Commission voted to continue the hearing to September 10, 2018.  
Requested additional information from staff.

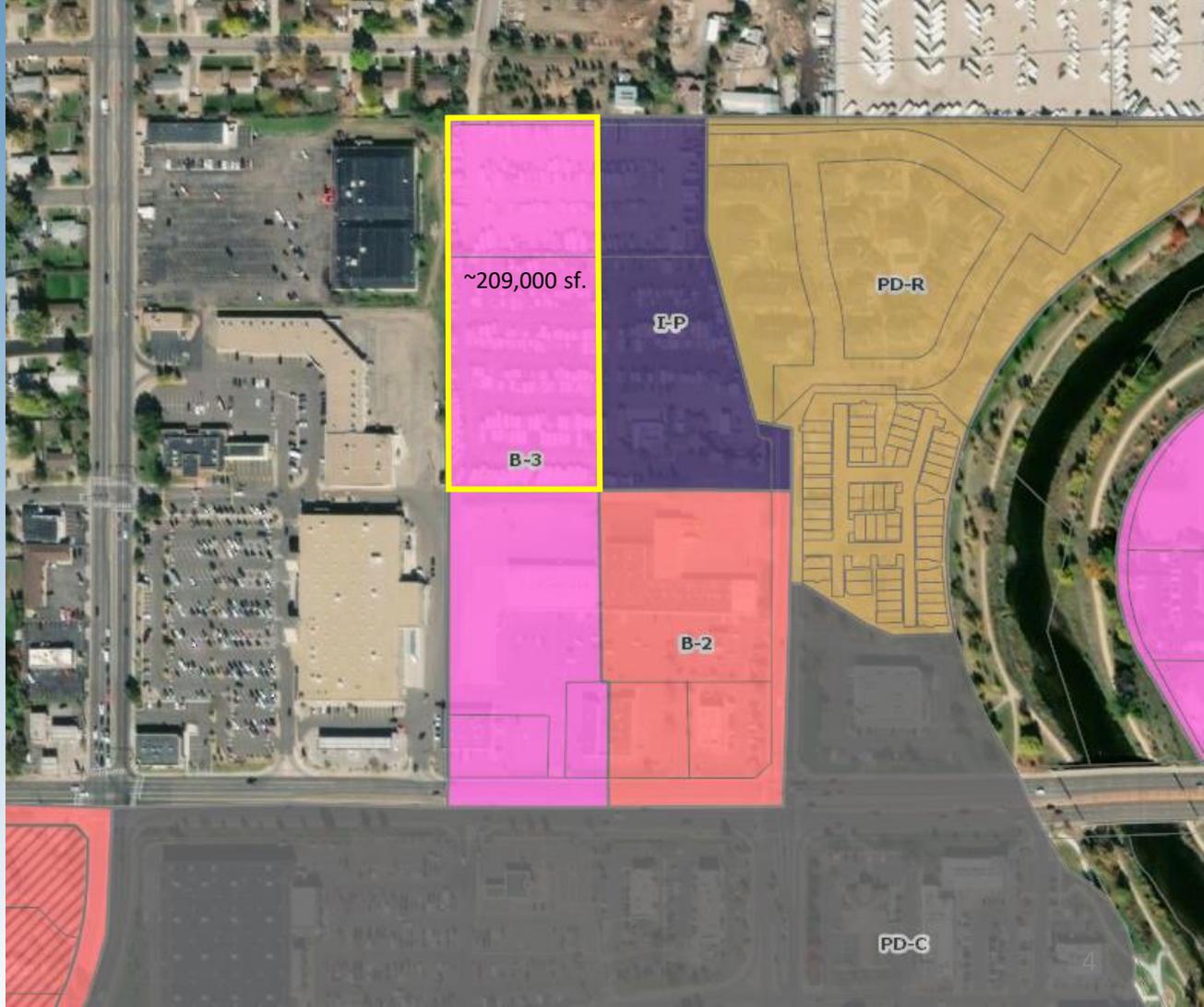
# Existing Site Conditions



- Single story shopping center
- Retail, service, and commercial uses
- Vacant tenant spaces
- Empty pad site

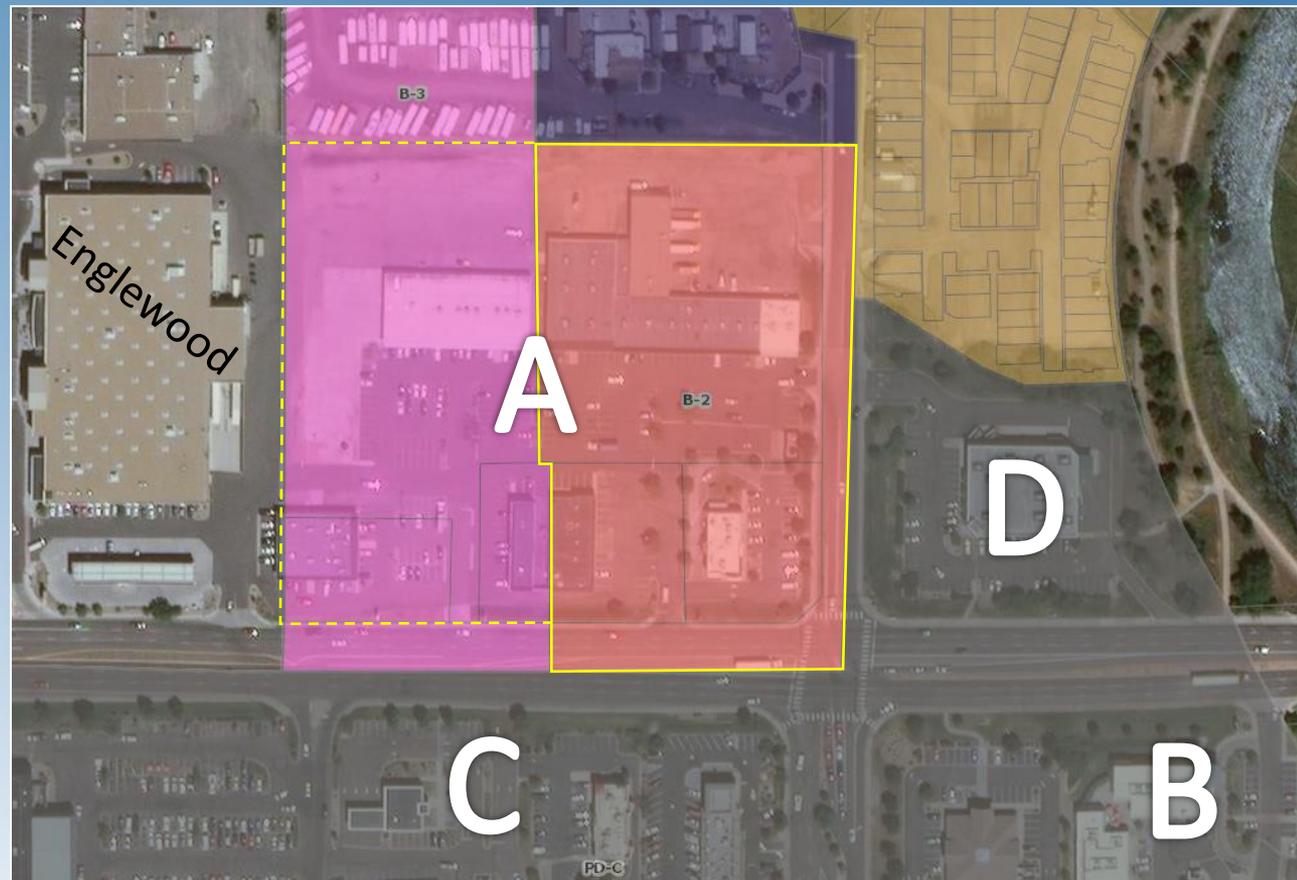
# Surrounding Zoning

- 180,000 sq. ft. minimum freestanding zoning district





# Site Location and Surroundings



**(A)** Centennial Square Shopping Center:

- B-2/B-3 zoning
- 0.2:1 F.A.R.

**(B)** Riverside Downs PD-C:

- 0.3:1 Maximum F.A.R. (0.23:1 actual)

**(C)** Centennial Downs PD-C:

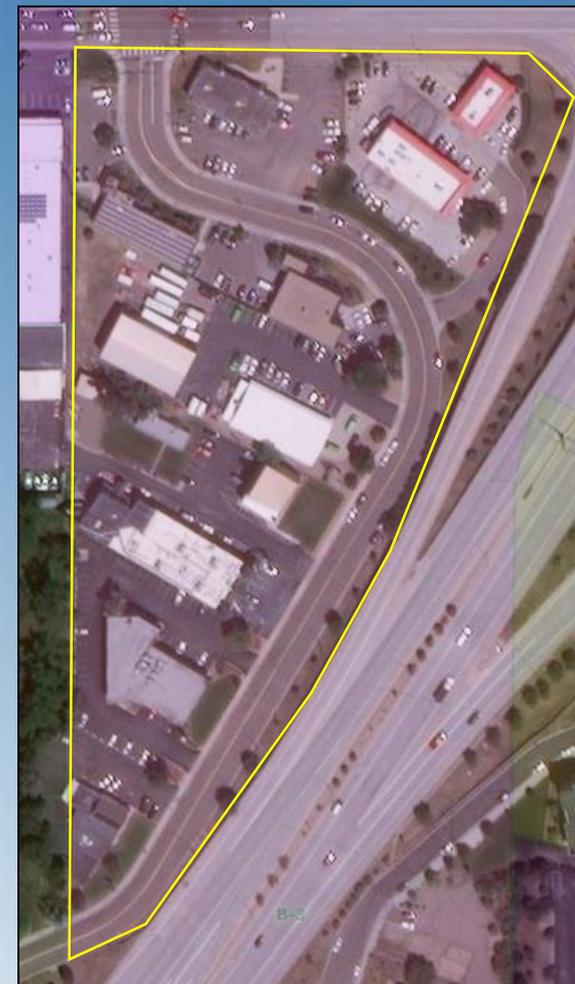
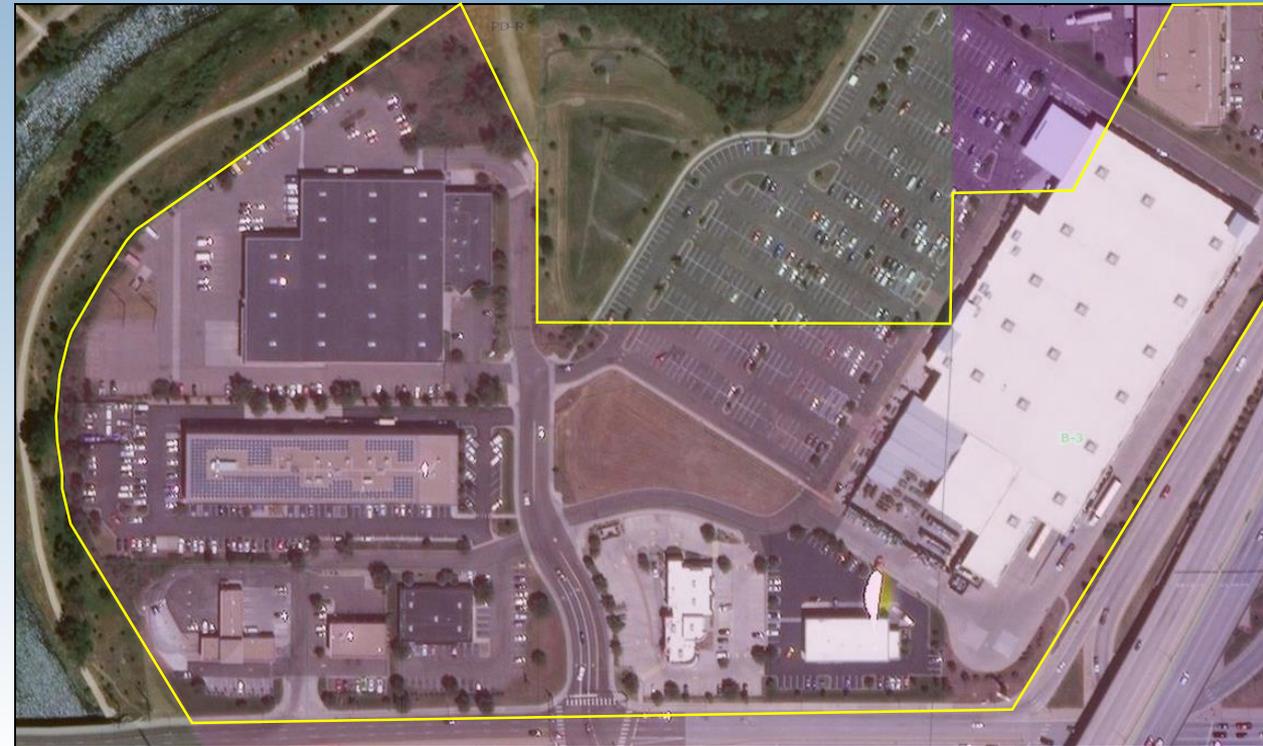
- 0.7:1 Maximum F.A.R.

**(D)** River Side PD-C:

- 3:1 Maximum F.A.R. (0.13:1 actual)



# Nearby B-3 zones



# Criteria and Staff Analysis

- Complies with the Zoning Regulations
- Complies with the Comprehensive Plan, the Centennial Neighborhood Plan, and the Belleview Avenue Corridor Vision
- Consistent with the existing and proposed development in the area
- Comments from affected agencies

# Staff Recommendation

Staff finds that the application meets the criteria for approval. Staff, therefore, recommends forwarding a recommendation of approval to council of Ordinance 32-2018 with the following condition of approval.

- That the B-3 General Business Zoning District on the subject properties have a maximum floor to lot area ratio (FAR) of 2:1.



# Applicant Presentation

Applicant: Donald E. Casper, Architect, P.C.

Owners: 2727 West Belleview Development, LLC;  
2717 West Belleview Development, LLC

# Planning Commission Action

The planning commission shall determine if the request meets the provisions of the declaration of public policy set forth in section 10-12-1 of this chapter, based on the evidence and testimony presented at the public hearing.

The planning commission may vote

- to recommend approval of the request,
- to recommend approval with conditions,
- to recommend approval of a higher classification than requested, or to recommend denial, or
- to table the matter to a date certain, All recommendations adopted by the planning commission shall be by resolution.

# Approval Standards

## **§10-12-1: Declaration Of Public Policy For Rezoning:**

The official zoning map should not be amended unless:

- The amendment is consistent with the goals and policies of the comprehensive plan, and
- promotes the general welfare of the community



# Planning Commission Resolution 22-2018

A Resolution regarding an amendment to the official zoning map for the Belleview Connection rezoning

September 10, 2018