

Lil Market Zone Change and Nonuse Variance
749 East Willamette Ave

Zone Change Concept and Project Statement

Although it has operated as a neighborhood grocery and deli since 1909, the property at 749 East Willamette, currently occupied by the Willamette Market and Deli, has always been zoned R-2. We ask that the city consider rezoning the property to C-5 so that current and future business occupants can operate a more robust specialty food sales business, and maybe even a sit down restaurant. The zoning should match the historic, current, and future market and restaurant businesses, and remove the legal non-conforming use of the site as it relates to zoning.

Zone Change Review Criteria

1. We do not believe this rezoning will be detrimental to the public interest, health, safety, convenience, or general welfare. In fact, this rezoning will more appropriately allow businesses to bring organic, sustainable, regional, and community focused foods and household items to the Shooks Run neighborhood.
2. In line with the goals and policies of the Comprehensive Plan, the zone change supports the Shooks Run neighborhood by solidifying a mixed-use element in this thriving area.
3. In line with the Envision Shooks Run plan, the zone change supports business and economic development opportunities and adds another destination to the neighborhood.

Nonuse Variance Project Statement

We ask that the city allow for zero off street parking stalls where 16 may be required.

Nonuse Variance Review Criteria

1. The building and many of the houses in the surrounding neighborhood are well over 100 years old, which don't allow for the creation of a nearby parking lot. The physical conditions of the property and the surrounding areas are both exceptional and extraordinary.
2. Additionally, since it serves mostly residents in the local neighborhood, most patrons ride their bikes or walk to the market, so there is less demand for parking. And patrons who do drive their cars spend relatively little time in the market.
3. This variance will not be detrimental to the public health, safety, or welfare. In fact, this variance encourages and supports walkability and bikability in the neighborhood.