



## Legislation Text

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**File #:** 14-0358, **Version:** 1

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### Coal Train Liquor Development Plan

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

This project consists of two applications:

1. A rezoning of .827 acre zoned PBC (Planned Business Center) and R-2 (Two family residential) to PBC; and
2. A development plan for an addition to the existing Coal Train Liquor retail building.

**Previous Council Action:**

None

**Background:**

The project involves the rezoning of property currently zoned PBC (Planned Business Center) and an additional 8,200 square feet of property zoned R-2 (Two family residential) to be combined into one PBC zone containing 36,007 square feet. The development plan portion of the request is for a 3,554 square foot addition onto the existing retail building.

**Financial Implications:**

None

**Board/Commission Recommendation:**

The Planning Commission, at their June 19, 2014 meeting, approved of the two items unanimously.

**Stakeholder Process:**

The public process involved the mailing to 23 property owners located within 500 feet of the request and to the North End HOA, three times (due to revisions to the plans) during the internal review stage and an additional mailing completed prior to the Planning Commission meeting. The property was posted during the internal review and again prior to the Planning Commission meeting. Comments were received from the Old North End Neighborhood Association (ONEN), two others within the area and one from an adjoining property owner (the Wrights) to the east.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motion:**

AR DP 12-00464 - DEVELOPMENT PLAN

Approve of the Coal Train Wine and Liquor development plan, based on the finding that the development plan meets the review criteria as set forth in City Code Section 7.5.502.E subject to the technical modifications listed in the CPC Record of Decision.

Not applicable