



## Legislation Text

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**File #:** 14-0655, **Version:** 1

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3025 Hancock Development Plan  
(Quasi-Judicial Matter)

**From:**

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

**Summary:**

This project consists of two applications:

- a. A zone change from PBC (Planned Business Center) to C-5/cr (Intermediate Business with conditions of record).
- b. An "as-built" development plan indicating the new use proposed for the property.

**Previous Council Action:**

None.

**Background:**

This project involves a rezoning from PBC (Planned Business Center) a general commercial zone district, to the C-5 (Intermediate Business) zone, which is primarily a commercial zone district that also allows for Light Industrial. The applicant's use is light manufacturing (which is a sub component of Light Industrial) which involves the assemblage of irrigation components utilized within commercial green houses. Light Industry is not an allowed use within the existing PBC zone district. The 2.2-acre property is located within an older commercial center approximately one block north of Fillmore Street.

A more detailed project analysis is provided in the attached Planning Commission Staff Report.

**Financial Implications:**

None.

**Board/Commission Recommendation:**

The Planning Commission, at their September 18, 2014 meeting, approved of both items unanimously.

**Stakeholder Process:**

The public process involved an initial notification provided to 69 property owners within 500 feet of the subject property during the internal review and prior to the Planning Commission meeting.

Additionally, an informal meeting was held with approximately eight (8) concerned neighbors in July. Subsequently, a second notification was sent to 315 property owners within 1,000 of the request for a neighborhood meeting which was held in August with approximately 21 individuals in attendance.

The property was posted for the meeting, the internal review period and prior to the Planning Commission meeting.

**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:**

CPC DP 14-00053 - 3025 HANCOCK DEVELOPMENT PLAN

Approve of the 3025 N. Hancock Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E subject to the technical changes listed in the CPC Record of Decision.

N/A