



## REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 11/18/2025  
Agenda Section: Consent Agenda

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**Department Origination:** Community Development

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**Agenda Item:** Adopt Resolution 2025-090 approving variance to allow four parking stalls within the required 10-foot setback to a rear lot line for property located at 7837 Excelsior Rd.

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

The applicant is proposing to operate a food shelf grocery store, which is a permitted use in the C-2 zoning district, at the subject property and has requested a variance to the parking setback to allow them to gain four additional parking stalls to meet the City's minimum parking requirements.

A site plan was previously approved for this site that included angled parking stalls behind the building with a paved drive aisle on the west side of the building connecting the back parking lot with the front parking lot providing convenient egress from the parking area behind the building. However, the approved site plan was never fully constructed since the westerly drive aisle was never paved which effectively rendered the rear parking area ineffective and the site nonconforming. Since the original site plan was approved, zoning ordinances pertaining to setbacks, drive aisle dimensions, parking stall dimensions, and amount of required parking have changed, further exacerbating the nonconformities. Assuming the current site layout without any parking behind the building, the site is under-parked by four stalls pursuant to the current Zoning Code. The proposed plan makes the best of a less-than-desirable situation while allowing the structure to be utilized for commercial purposes as it is intended for. The proposed site plan provides the required amount of parking stalls all meeting minimum dimensional requirements while providing convenient ingress/egress to the four stalls being added. The applicant is requesting a variance to the parking setback to allow the four new code compliant stalls.

### **FINANCIAL IMPLICATIONS**

None.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends approval of the variance, subject to the findings and conditions in the draft resolution.

### **COUNCIL ACTION REQUESTED**

Adopt Resolution 2025-090 approving variance to allow four parking stalls within the required 10-foot setback to a rear lot line for property located at 7837 Excelsior Rd.