



**MEETING TYPE
STAFF REPORT**

Agenda Date: August 13, 2024

**Eric Buckman, City
Manager:**

Department: Community Development

Department Head Name: _____

Presenter: Renée Barron

Kim Berry, City Clerk: _____

This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE:

PUD-80 Delta Avenue

BACKGROUND: Last September Josh King submitted a site proposal to the City of Gladstone for a restaurant, harbor, parking lot and a retail/restroom facility at 80 Delta Avenue. The site plan was approved by the Planning Commission and the approval required a rezoning as he is currently located in an I-2 (Heavy Industrial) district. His proposed activities would require a re-zone. The City was planning on rezoning the Northshore area to Flex Zoning but after consulting with our advisors they suggested we utilize a PUD (Planned Unit Development) District for this area as our current code would support that. For the area to the west of Mr. King (the Northshore), we will also consider PUD zoning as per our consultant so this PUD would be consistent with the surrounding area.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

- Fact Finding Report for PUD
- Minutes from 9-12-23 Meeting where Site Plan Approval was given
- Notice of Public Hearing for Residents within 300'
- Notice to Daily Press of Public Hearing
- Survey Drawing of Site

RECOMMENDATION: Conduct public hearing and recommend rezoning of I-2 to PUD to the City Commission with any proposed conditions.