



STAFF REPORT

SUBJECT: Discussion of B-2 Zoning Permitted and Conditional Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

RECOMMENDATION:

On June 18, 2024, the Committee held preliminary discussions regarding this topic and opted to conduct further research. The following options are being presented to the Committee for consideration and a recommendation will be provided to the full City Council. Should revisions to the land use regulations be desired, the Planning and Zoning Commission will be required to convene for a public hearing and forward a recommendation to the City Council for action.

ALTERNATIVES

1. Consider categorizing all auto-related uses currently listed as “permitted uses” as “conditional uses.” With this approach, the Committee may review other, non-auto related “permitted uses” to soften uses with the B-2 district. Existing businesses would continue operation under the non-conforming use provision of the land-use regulations.
2. Make Auto Paint and Body Shop/repair a conditional use within the B-2 district.
3. Take no immediate action with the understanding that these items may ultimately be addressed under the new Comprehensive Plan (if so adopted) and subsequently revised land-use regulations.
4. Take no action.