



# 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 request staff conduct further research. The following options were presented to the Committee on July 16, 2024, for consideration. The Committee, by unanimous vote, opted to take no further action. On August 6, 2024, the Committee reported to the City Council and the recommendation was accepted.

The Development Services Chairperson has asked that this item be revisited. Should revisions to the land use regulations be desired by the Committee/City Council, 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 within 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.