

Memorandum

REPORT TO: City Commission

FROM: Chris Saunders, Community Development Manager
Erin George, Community Development Interim Director

SUBJECT: Ordinance 2174, Final Adoption of the Rest Stop Zone Map Amendment Amending Zoning on 10.05 Acres from M-1 Light Manufacturing District to B-2 Community Business District Located East of the Intersection of N. 19th And Valley Center, And Providing An Effective Date, Application 24185

MEETING DATE: December 3, 2024

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Final Adoption of Ordinance 2174.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: The City Commission conducted a public hearing on this application on September 24, 2024. After consideration of all required criteria and materials the Commission unanimously approved the application with contingencies to complete processing. The applicant has provided all required materials to comply with the contingencies. Provisional adoption of this ordinance occurred on November 19, 2024. This final adoption is the second of the two steps to adopt the required ordinance to implement the zone map amendment.

UNRESOLVED ISSUES: None

ALTERNATIVES: As identified by the City Commission.

FISCAL EFFECTS: None.

Attachments:

[Rest Stop ZMA Ord 2174 - App. 24185.docx](#)
[001 Zone Map.pdf](#)

Report compiled on: October 24, 2024