



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Mohammad Qureshi, Qureshi and Nguyen Properties

REQUESTED ACTION: Planned Development (PD) amendment to Ordinance Number 3870 to allow for additional commercial uses

LOCATION: 3730 US Highway 8 East

CASE NUMBER: Z0218-0024

STAFF COMMENTS AND ANALYSIS

The applicant is requesting an amendment to Ordinance Number 3870 to allow for additional commercial uses. Ordinance Number 3870 was approved in 2007 as an amendment to a previous ordinance, to allow for a Planned Development with an underlying zoning district of "GR" General Retail. The ordinance included conditions requiring improvements to the building façade, landscaping, and a list of permitted uses (See Attachment 6 for Ordinance 3870). According to the applicant, due to the current restrictions on permitted uses, obtaining full occupancy of the multi-tenant space is difficult. The multi-tenant building is currently occupied by a restaurant. The other tenant space is unoccupied and has been unoccupied for 6 months or more.

The applicant proposes to add the following uses, as permitted uses:

SIC Code	Use Description
539	Miscellaneous General Merchandise Store
549	Miscellaneous Food Store: Convenience Store with no gasoline sales
573	Radio, TV, Electronics, Music Stores (Cell Phones)
724	Barber Shop
723	Beauty Shop including Nail Salon
7299	Miscellaneous Personal Services: Tax Preparation
737	Computer Equipment Repair
7389	Business Services NEC (Signs, Advertising)
7699	Repair Shops:



	Key Duplicating Locksmiths
804	Offices of Other Health Practitioners
829	Schools, Educational Services, NEC: (Automobile driving instruction)
866	Religious Organizations (Churches)

No community response forms were returned.

RECOMMENDATION

At the regular meeting of the Planning and Zoning Commission held on March 26, 2018, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the request, as submitted by the applicant.