



Glen Lakes Remnant Property

City Council Workshop, February 8, 2022





Background Information

- March 23, 2021-Request for consideration
- October 12, 2021-Consensus for hybrid strategy



Aerial Map

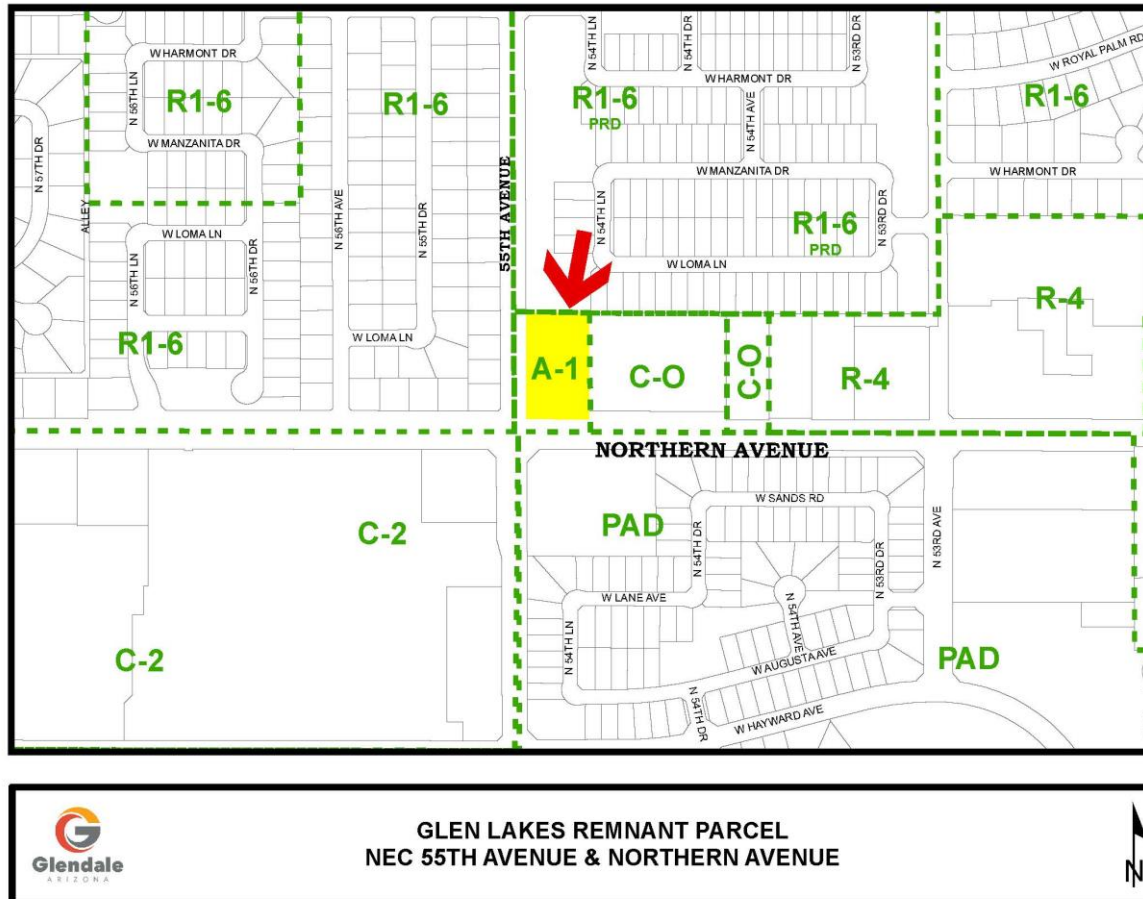


**GLEN LAKES REMNANT PARCEL
NEC 55TH AVENUE & NORTHERN AVENUE**





Zoning Map





Analysis

- Several possible zoning districts:
 - NSC (Neighborhood Shopping Center)
 - RO (Residential Office)
 - GO (General Office)
 - CO (Commercial Office)
 - C-1 (Neighborhood Commercial)
 - C-2 (General Commercial)
 - PAD (Planned Area Development)

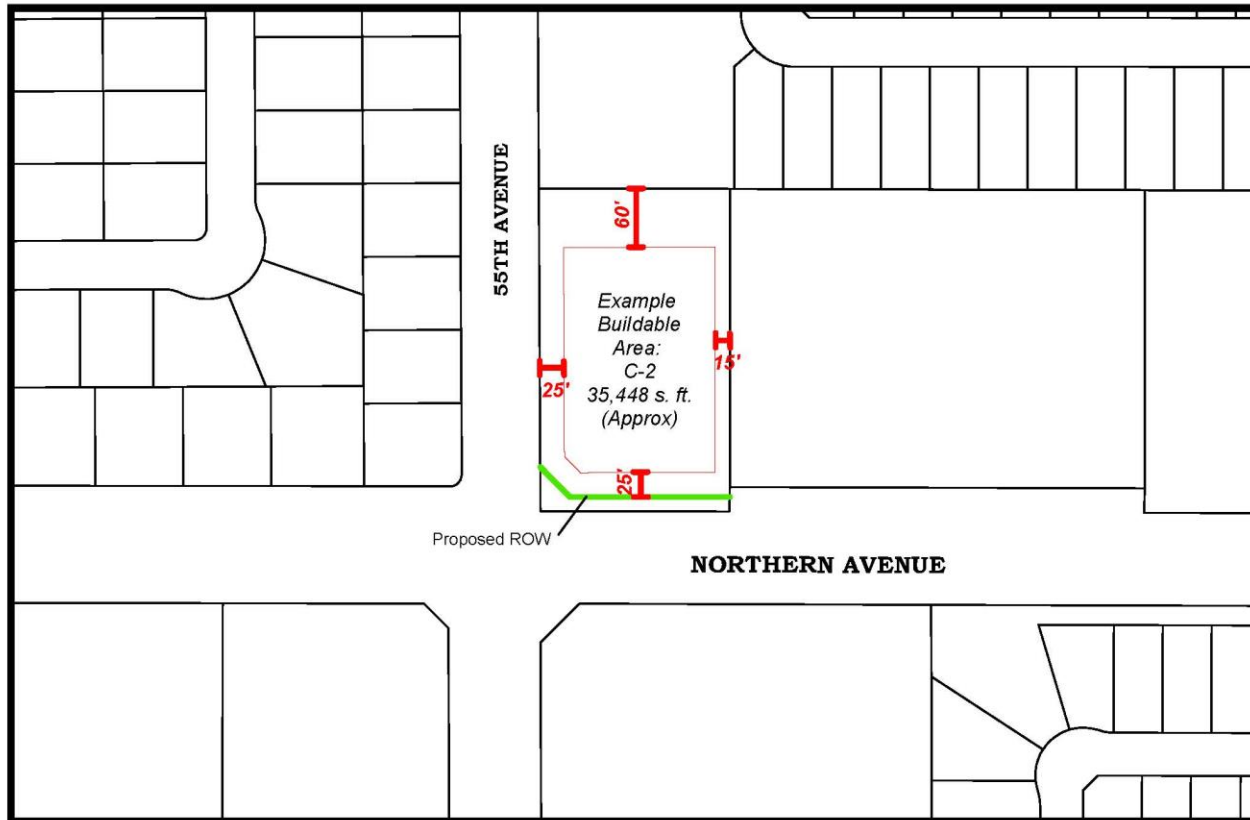


Land Use Comparison Chart

Land Use Comparison Chart of Land Uses							
USES	P= Permitted Uses			C= Conditional Use Permit		X= Not Permitted	
	NSC	R-O	G-O	C-O	C-1	C-2	PAD
Financial Institutions, real estate, and insurance offices	P	P	P	P	P	P	-
Medical and dental offices, excluding veterinarians	P	P	P	P	P	P	-
Professional and Administrative Offices	P	P	P	P	P	P	-
Convenience Uses (Retail Gasoline is Sold, Car Washes (self- service and/or automated), Any commercial use with service designed to be accessed by a car)	C	X	X	X	C	C	-
Thrift Stores	C	X	X	X	C	C	-
Entertainment uses, including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment	X	X	X	X	X	P	-
Hospitals	X	X	P	X	X	X	-
Hotels and Motels	X	X	X	X	X	C	-
Indoor Recreational Facility	P	X	X	X	X	P	-
Libraries and museums	X	X	P	P	X	X	-
Live Entertainment Facility excluding Nighclubs	C	X	X	X	X	P	-
Live Entertainment Facility including Nighclubs	X	X	X	X	X	C	-
Medical and clinical laboratories	X	X	P	P	X	X	-
Medical or Dental Clinics	P	X	P	P	P	P	-
New or used automobile, motorcycle, boat, truck, and recreational vehicle sales and repair services.	X	X	X	X	X	C	-
Nursing Homes	X	X	X	X	X	C	-
Personal Services (Barber shops and Beauty Salons, Tattoo Parlors, Small Appliance Repair Shop)	P	X	P	X	P	P	-
Laundry, Cleaning, and Dry Cleaning Establishments	P	X	X	X	P	P	-
Child Care Center	P	C	C	C	P	P	-
Churches	P	C	X	C	P	P	-
Automotive Services (Commercial parking lots. Overnight parking is not permitted, unless a use permit is secured and the lot is completely enclosed, locked, and limited to passenger vehicles only)	X	X	X	X	C	P	-
Restaurants	P	X	P	C	P	P	-
Retail	P	X	P	X	P	P	-
Self- Storage Warehouses	X	X	X	X	X	C	-



Illustration of Setback Requirements



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Staff Recommendation

- Amendment to the General Plan land use designation from Parks and Open Space to Planned Commercial.
- Rezone the property from A-1 to PAD.



Next Step/Process

- ✓ Council **Consensus** to move forward with the entitlement process
 - Citizen Participation Process
 - Public Hearing Process



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