



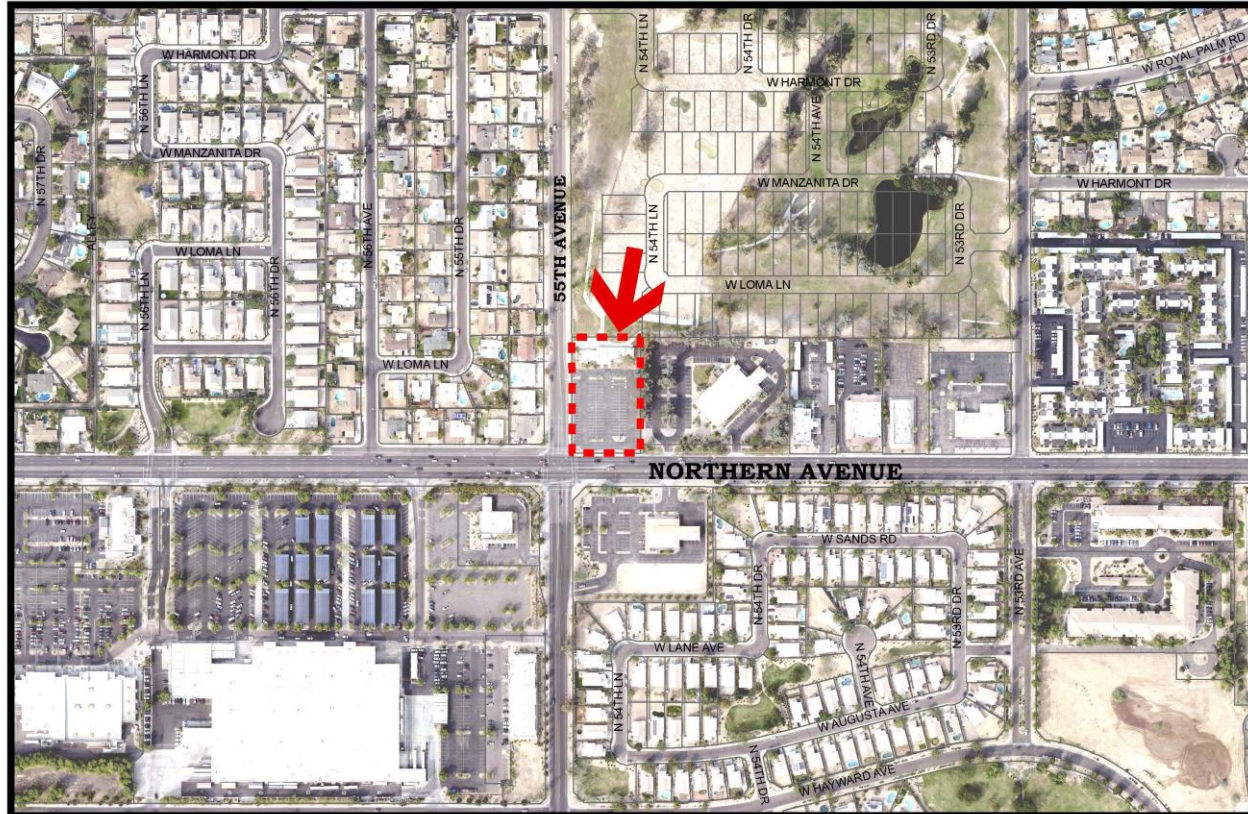
Glen Lakes Remnant Property

City Council Workshop – August 8, 2023





Aerial Map



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





Background Information

- March 23, 2021-Request for consideration
- June 8, 2021-Consensus for Market Analysis
- October 12, 2021-Consensus for hybrid strategy
- February 8, 2022-Consideration of options to rezone
- March 17, 2022-Neighborhood Outreach



Draft Permitted Land Uses

- Live-Work Units
- Financial Institutions
- Business and Professional Offices
- Personal Services
- Child Care Facilities
- Restaurant, Full Service
- Service Establishments
- Dry Cleaning Establishments
- Recreational Facilities within an enclosed soundproof building(s)
- Business or Trade School
- Arts, Performing Arts and Craft Studios
- Assisted Living/Nursing Homes Rehabilitation Facilities



Draft Conditional Permitted Land Uses

Performance Permitted:

- Restaurant with Drive Through Services
 - 8ft. wall
 - Approved adequate queuing

Permitted with Conditional Use Permit Approval:

- Outdoor Recreational Facilities



Draft Prohibited Land Uses

- Adult Oriented Business
- Car Wash
- Self-Storage
- New and used car, boat, RV sales and/or repairs
- Thrift Store
- Pawn Shop
- Tattoo Parlor
- Medical Marijuana Establishments
- Smoke Shop (Hookah Lounge)



Next Steps

Tentative Dates:

- Formal Neighborhood Meeting – August 2023
- Planning Commission Public Hearing – October 2023
- City Council Public Hearing – November 2023



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