

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: May 2, 2016****CASE NUMBER**

5985/5920/5811/4958

APPLICANT NAME

Taylor Atchison

LOCATION951 Government Street
(Westside of Marine Street, extending from Government
Street to Church Street)**VARIANCE REQUEST****USE:** Use Variance to allow a retail business or restaurant
to operate in a B-1, Buffer Business District.**PARKING RATIO:** Parking ratio variance to allow 87
on-site parking spaces for the various mixed-uses proposed.**ZONING ORDINANCE
REQUIREMENT****USE:** The Zoning Ordinance requires a minimum B-2,
Neighborhood Business District for the operation of a retail
business or restaurant.**PARKING RATIO:** The Zoning Ordinance requires a
minimum of 117 on-site parking spaces for the various
mixed-uses proposed.**ZONING**

B-1, Buffer Business District

AREA OF PROPERTY

60,964 square feet / 1.3±Acres

**CITY COUNCIL
DISTRICT**

District 2

ANALYSIS

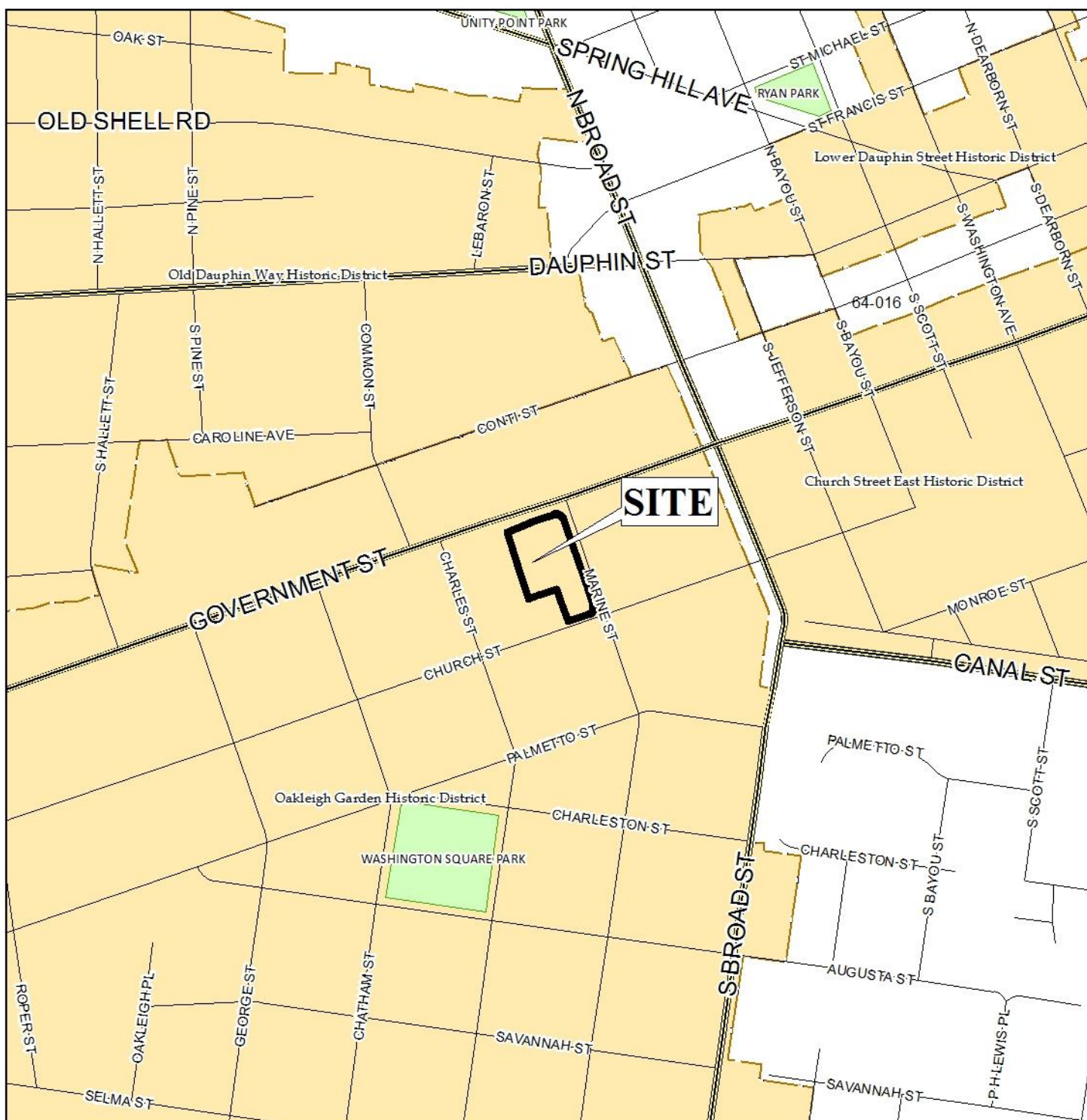
This is the first request for the extension of an approval granted by the Board at its August 3, 2015 meeting. The applicant has recently obtained permits to build out the ground floor space, as a lease with a tenant has been secured. Additional time is required to complete the tenant build out, hence the extension request.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

RECOMMENDATION:

Based on the preceding, staff recommends to the Board approval of the extension request for an additional six months.

LOCATOR MAP



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REQUEST Use and Parking Ratio Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



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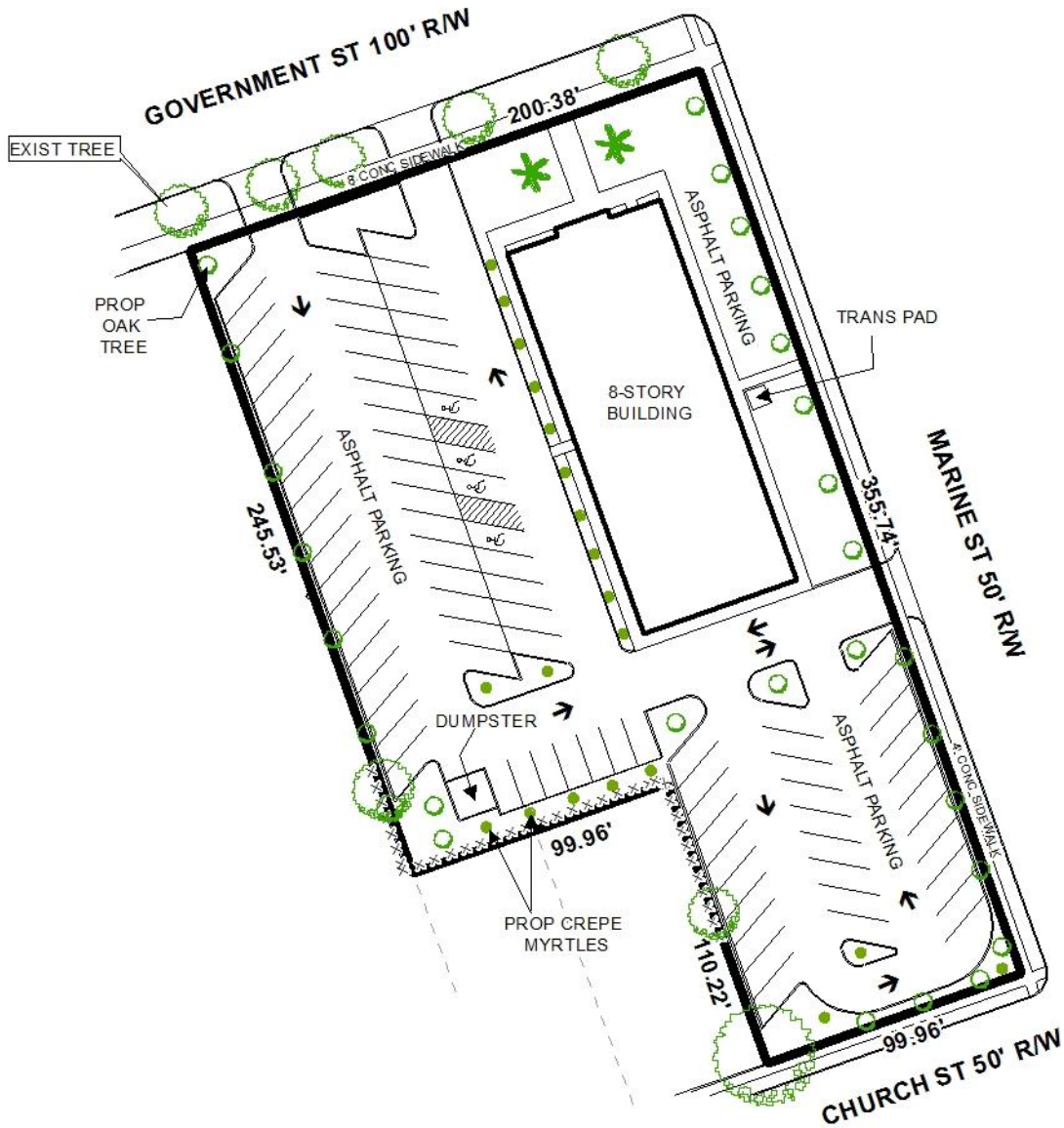
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SITE PLAN



The site plan illustrates the existing building, exist trees, proposed trees, parking, and dumpster.

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