

Item Background: The property was annexed in to the City and zoned Industrial in 1958. When the zoning was changed to M-2, the district also included C-1 uses. In 1984 an amendment was made to the Zoning Ordinance that prohibited C-1 uses in M-2 zones, however, this particular property was specifically exempted from the exclusion of C-1 uses in an M-2 zone, and allowed the General Commercial uses. With the adoption of the Unified Development Ordinance, City Staff worked with the property owners by giving them the choice of retaining the M-2 classification without the commercial uses or being rezoned to C-1 to include the commercial uses. The property is zoned C-1.