

Agenda Item 22-0881 (Tim Acklin)

Application of Eagle Bay Properties LLC for a Conditional Use Permit at 1124 West George St. allowing for demolition of structure for green space.

General Location

Council District 1, Logan Northside Neighborhood. The subject area is bounded by Hwy 53/Rose St to the west, West George St to the north and east, and Bridgeview Plaza to the south. Adjacent uses are all various types of commercial.

Background Information

The applicant is requesting to demolish the existing building (former Burger King) on the property depicted on attached **MAP PC22-0881** for green space. The parcel and current building are adjacent to Bridgeview Plaza which the applicant purchased in 2020. The current building is in disrepair and has not been used since 2017 when Burger King closed. The applicant would like to see this parcel redeveloped with another building and believes that demolition of the existing building will help market the site. The applicant does not intend to use it for surface parking and will be removing the building and most, if not all, of the existing concrete on the parcel.

The building was registered as a Vacant Building.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

Facilitating efforts to ensure sites are ready for redevelopment is a primary objective and action in the Economic Development Element of the Comprehensive Plan. (Page 11-13)

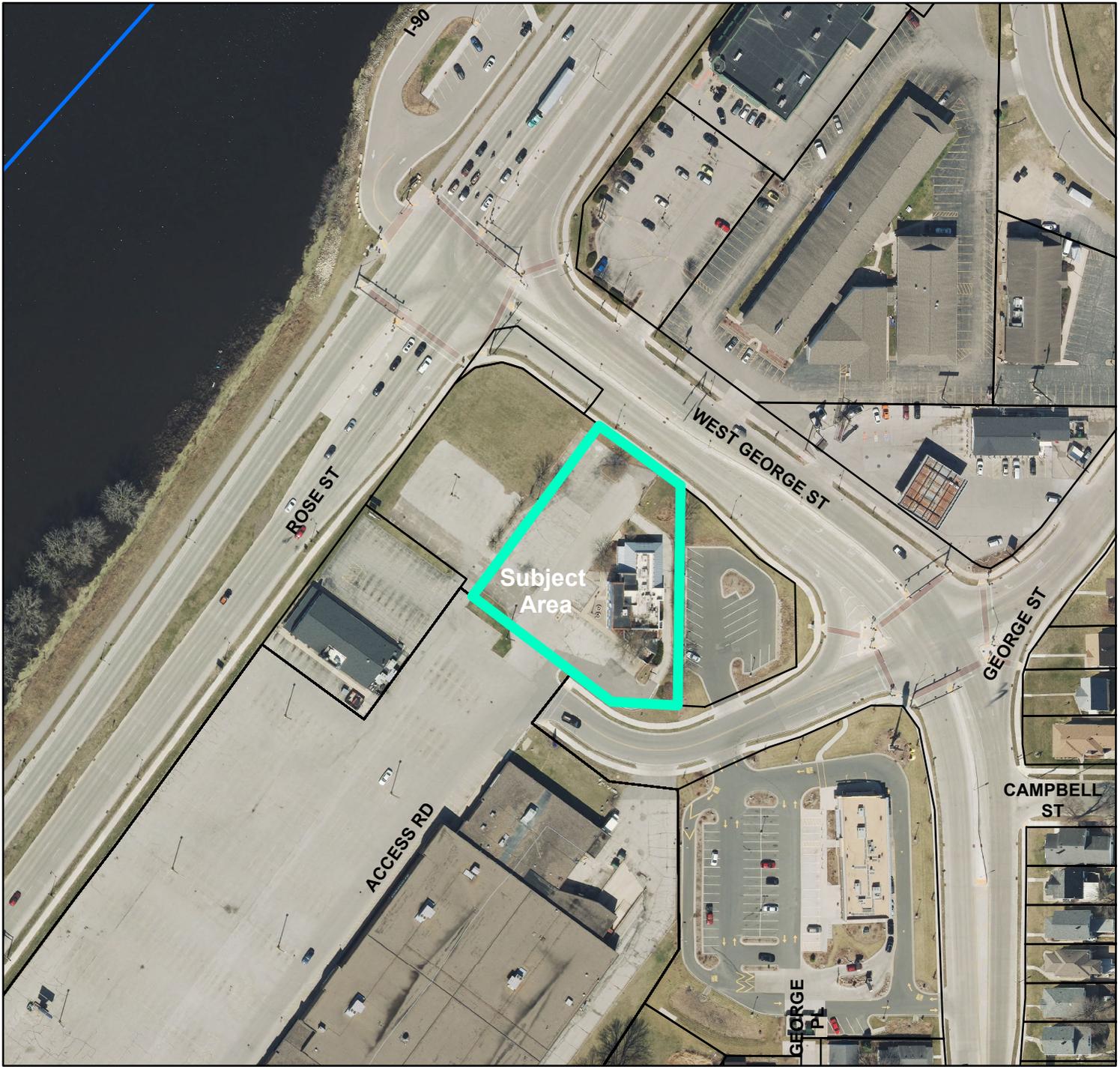
This parcel is located within Pulse Node A in the Hwy 53 Corridor Master Plan and identifies this area to be redeveloped into a mix of office and retail developments. (Page 58)

Staff Recommendation

Redevelopment of this area is a primary objective in the recently adopted Hwy 53 Corridor Master Plan, partly due to its proximity to Interstate 90. With this parcel adjacent to a new McDonalds, a Starbucks that is about to begin construction, an eagle viewing area, and preliminary discussion on the redevelopment of Bridgeview this parcel in a prime location for redevelopment.

This item is recommended for approval with the condition that a Payment for Municipal Services Agreement (PMSA) is established and signed prior to final Common Council action.

Routing J&A 8.2.2022

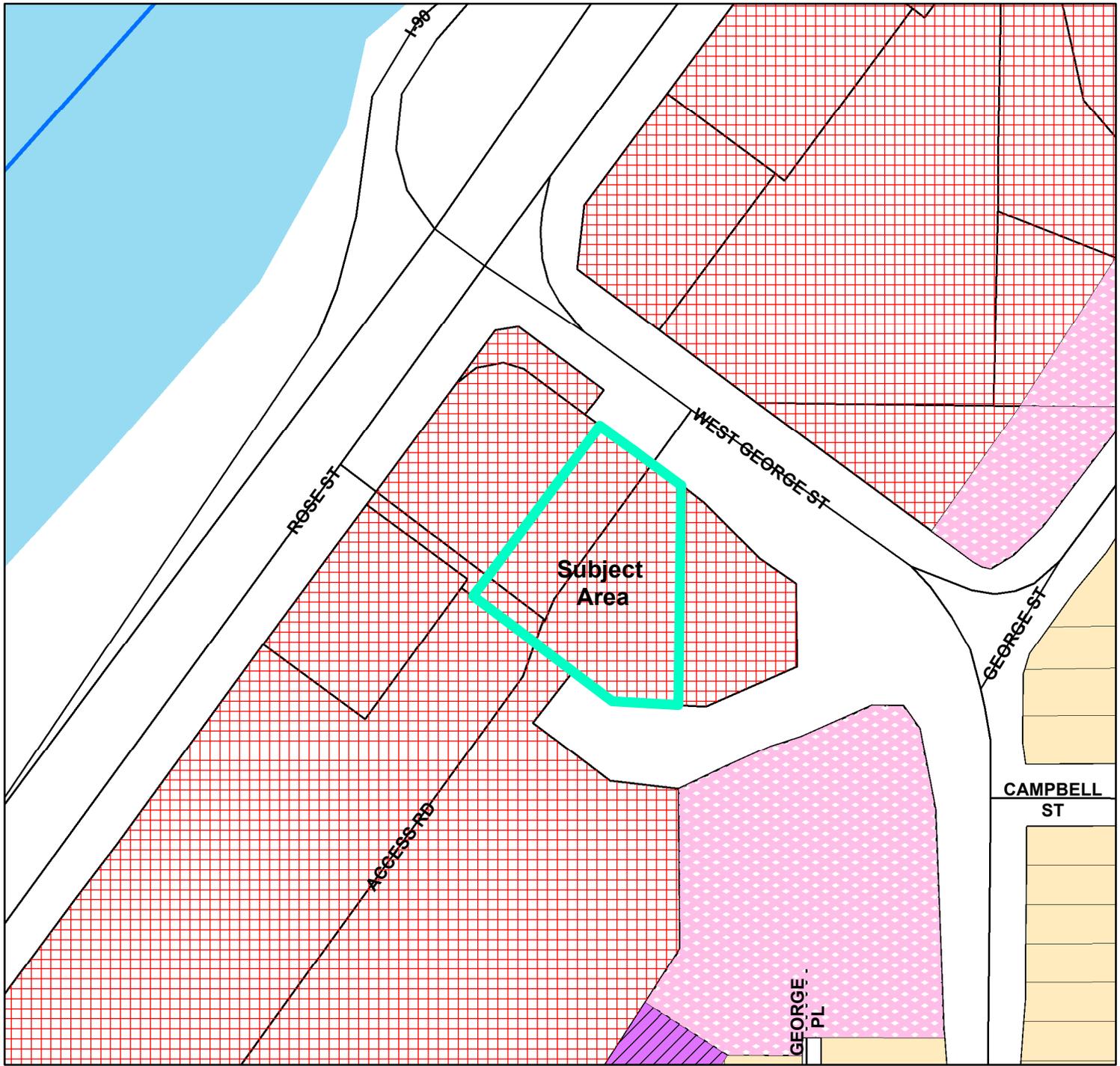


BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY







BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

