

810 N. WILCOX ST REZONING

TOWN COUNCIL
JULY 15, 2025



SITE LOCATION



BACKGROUND:

- Part of The Wilcox Addition Subdivision (1875)
- Zoned Q Petroleum PD In 1985
 - PD Allows For Automotive Repair, Gas Stations, Convenience Stores, Parking Lots, Offices, Restaurants
- Properties to the west, south and north are zoned Business/Commercial and are within the Downtown Overlay District

PROPOSED ZONING:

- Rezone property to business/commercial
- Downtown Overlay District would apply
- Allows for a wider variety of uses than currently allowed
- Prohibits some uses such as Automobile Repair
- Applies design standards that are appropriate for this downtown location



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 2 neighborhood meetings

Summary of Questions

- Questions concerning the potential SDP

Neighborhood Meetings		
Date	Format	Attendance
April 7, 2025	Virtual	3
July 7, 2025	Virtual	0

STAFF ANALYSIS

Staff finds the rezoning:

- Conforms to the Town Vision and the Comprehensive Master Plan
- Conforms to the Town's Downtown Masterplan
- Meets the review and approval criteria of the Municipal Code, Chapter 17.02.060

RECOMMENDATION

Planning Commission recommend approval of the rezoning of 810 N. Wilcox St. to Town Council by a vote of 6-0.

PROPOSED MOTIONS

Approval:

“I move to approve the Ordinance, as introduced by title.”

Approve with Conditions:

“I move to approve the Ordinance, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”



QUESTIONS AND DISCUSSION