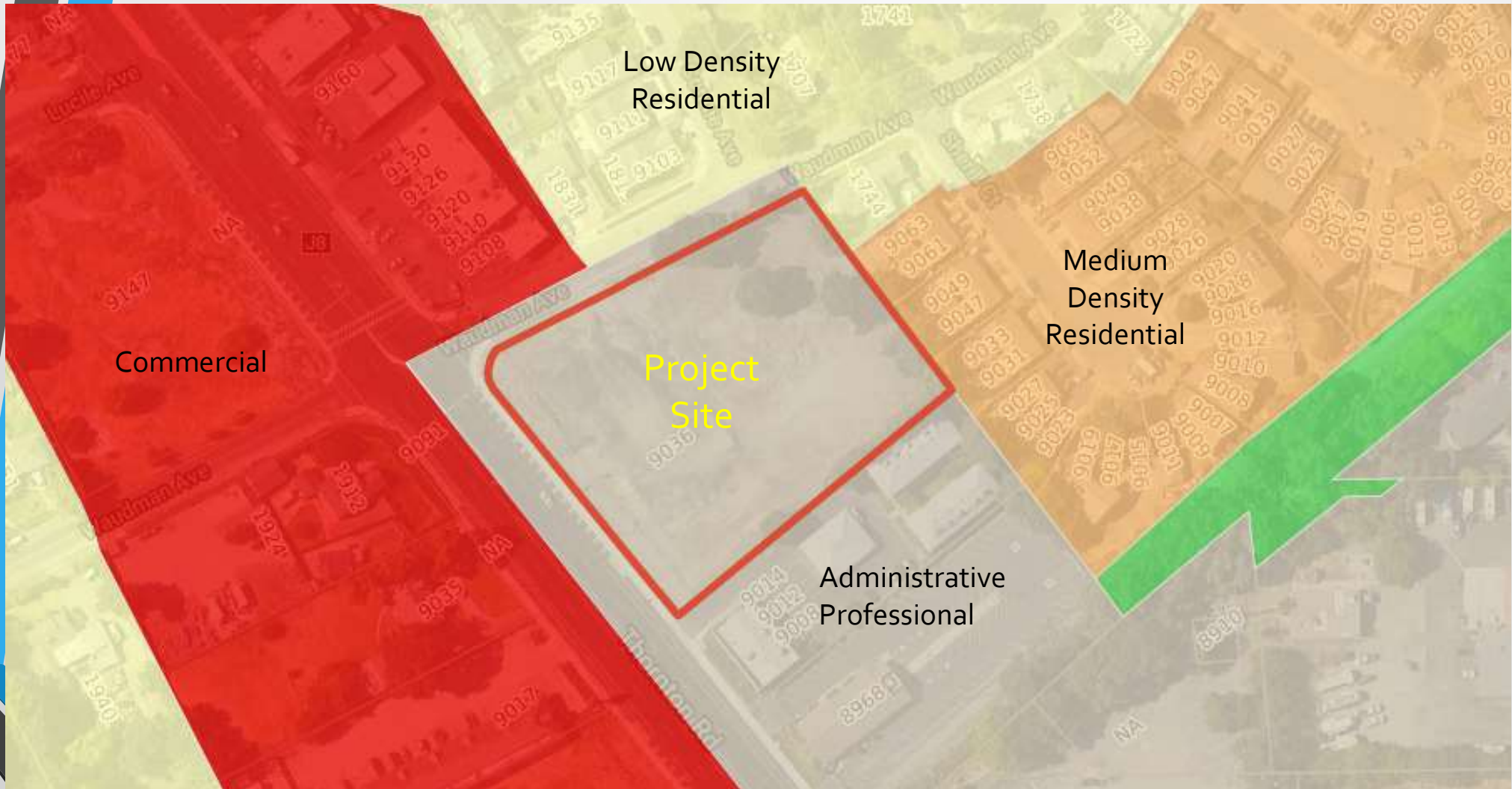


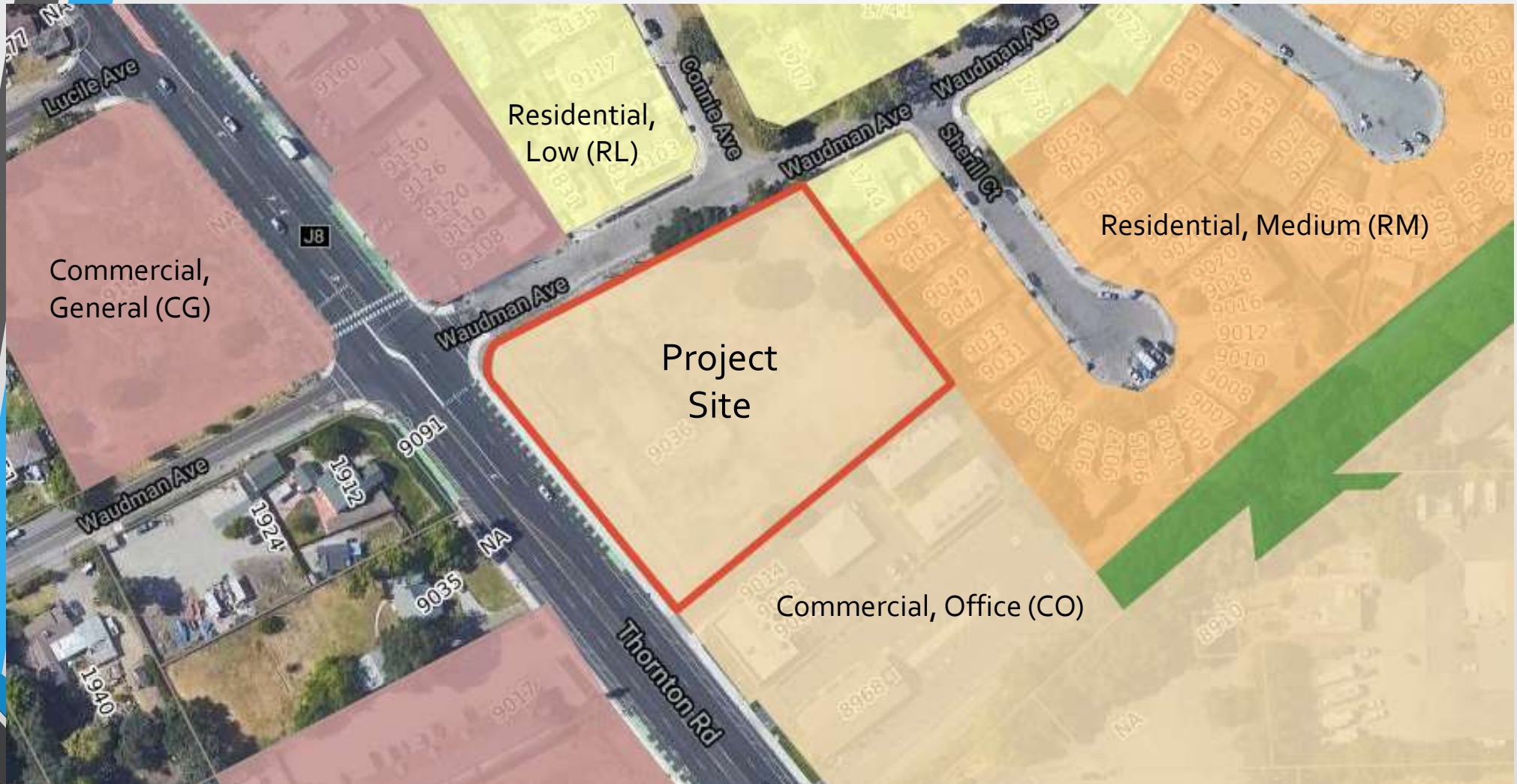
**REQUEST FOR A GENERAL PLAN AMENDMENT AND REZONE
TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE
AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)**

**Agenda Item 16.1
City Council Meeting
February 6, 2024**

General Plan



Zoning Map



Project Entitlements

CDD

- Lot Line Adjustment

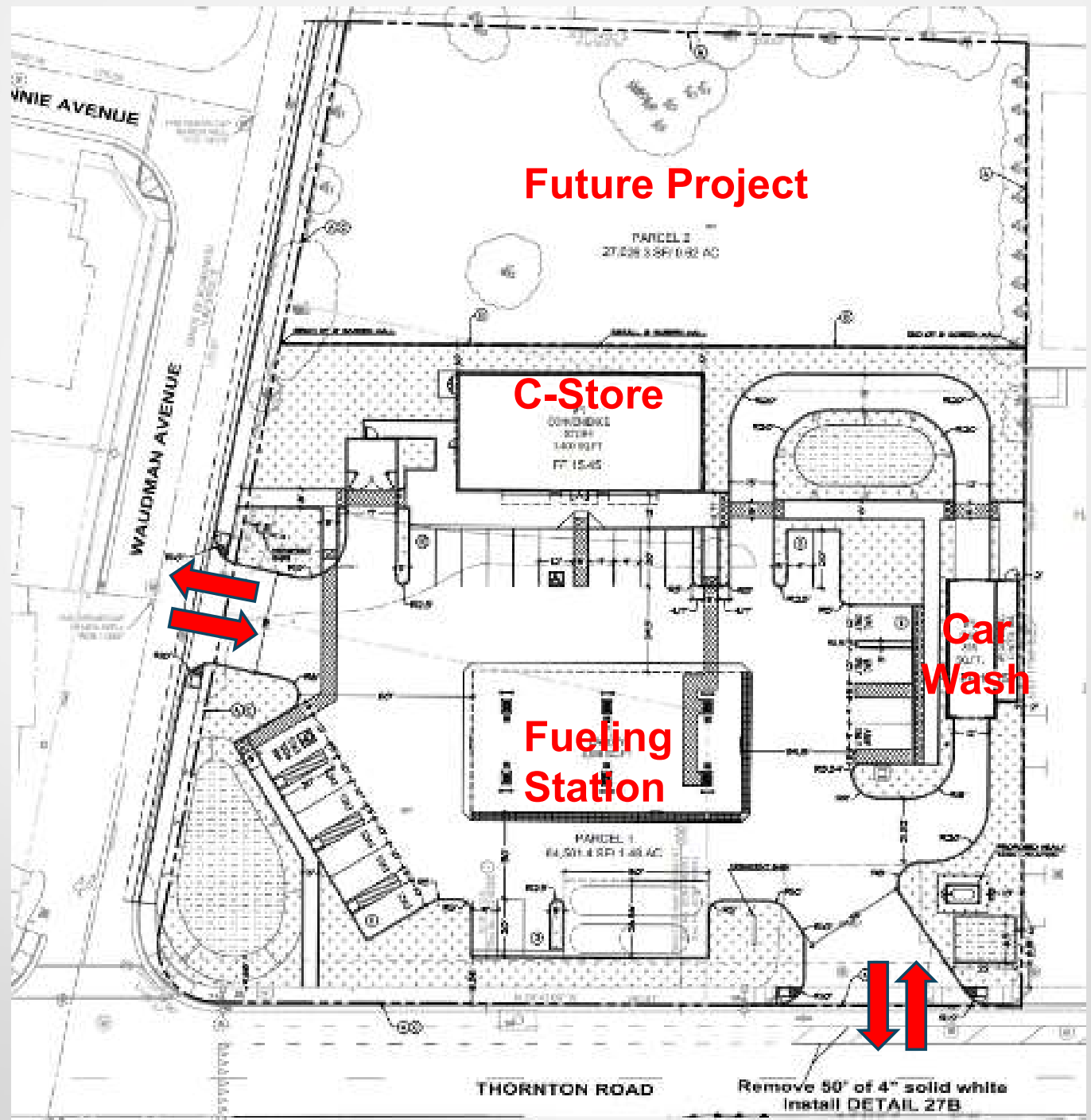
Planning Commission 11/9/2023

- Recommendation for GPA and Rezone
- Approved
 - Use Permit
 - Design Review

City Council

- General Plan Amendment
- Rezone

- 3,400 SF Convenience Store
- 816 SF Car Wash
- 4606 SF Fuel Canopy
 - 6 Fueling Stations
 - 12 Parking Stalls
- 25 Off-Street Parking Spaces



General Plan & Rezone Findings

- Represents a minor adjustment to the land use map
- Consistent with GP Policies such as:
 - Policy LU-4.2 “Attract employment- and tax-generating businesses that support the economic diversity of the city.”
 - Policy LU-6.2 “Prioritize development and redevelopment of vacant, underutilized and blighted infill areas.”
 - Action CH-2.2A: “...Encourage private investment in older neighborhoods. Cooperate in joint public-private partnerships to invest in older neighborhoods.”
- Project qualifies for exemption from location requirements in recently amended Tobacco Ordinance update

Recommendation

It is recommended that the City Council :

- 1) Approve a General Plan Amendment
- 2) Approve a rezone