



Department of
Planning & Zoning

City Charter Section 9.06 Case #2026-00007

Lease of a Portion of 912 King Street

June 2, 2026



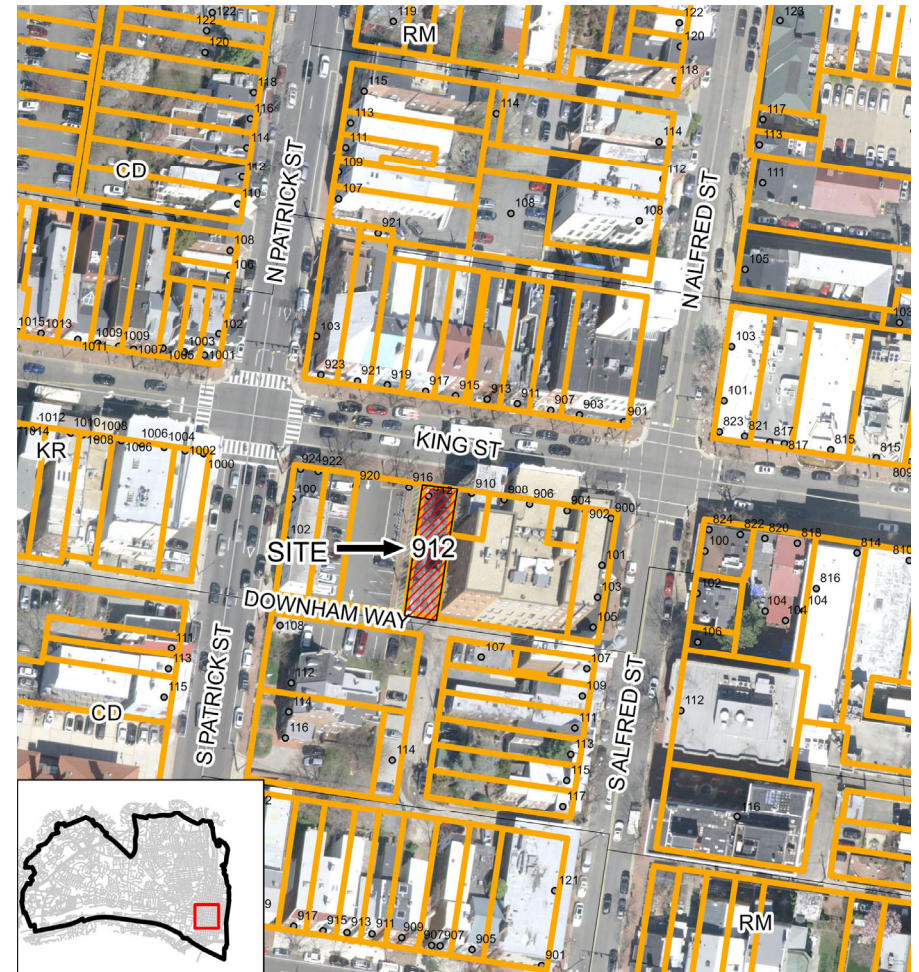
Proposed Lease: Portion of City-owned Parcel

- ▶ Section 9.06 of the City's Charter requires that the Planning Commission review any acquisition, lease, or sale of public land.
- ▶ Planning Commission is charged with ensuring that any such change is consistent with the City's Master Plan.



Site Context

- ▶ Located within the Old Town Small Area Plan and the King Street Retail Strategy
- ▶ 2,500 square foot City-owned parcel, includes a drive aisle and 4 parallel parking spaces
- ▶ Zoned KR – King Street Urban Retail





Background Information

- ▶ Adjacent property owner has requested use of two of four parallel parking spaces at 912 King Street (~360 sf) for outdoor dining.
- ▶ If the 9.06 request is approved, a future License Agreement would provide the adjacent property owner with use of the two spaces for a limited term with the possibility for renewal at the City's discretion.



Consistency with Master Plan

Old Town

- ▶ Retain the retail pattern along King Street and Washington Street.
- ▶ Encourage more neighborhood serving retail uses.

King Street Retail Strategy

- ▶ Encourage outdoor dining for additional pedestrian activity and vibrancy along the retail street.
- ▶ Promote restaurants that add to the health of the street without creating problems for residential neighbors.



Conclusion

- ▶ Consistency with the Master Plan
 - ▶ Old Town Small Area Plan (1992)
 - ▶ King Street Retail Strategy (2005)

- ▶ Next Steps
 - ▶ License Agreement
 - ▶ Administrative SUP

Staff Recommends Approval