



Eisenhower Center III Amendment

DSUP #2019-0009

City Council
June 22, 2019

Site Context



Background

- Eisenhower East - Block 23
- DSUP#2004-0041, approved by City Council September 2005
- 6-stories, office and ground floor retail
- 98,618 Square Feet Total (9,134 on the ground floor)
- Ground floor never occupied with retail
- Poor visibility from primary pedestrian and vehicular corridors

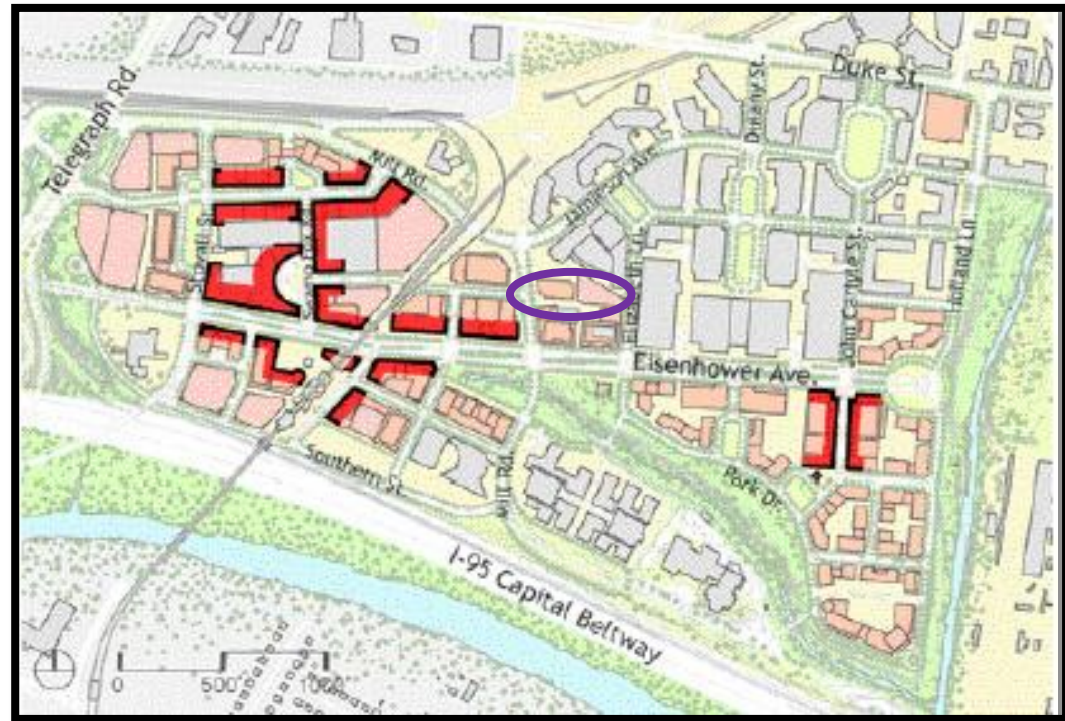


Request

- Amend Retail Conditions:
Condition 10 of DSUP #2004-0041 limits ground floor spaces to retail, restaurant, certain personal services, and other uses.
- Additional Uses Proposed:
 - Health Profession Office
 - Business and Professional Office
 - Private Commercial School
 - Food and Beverage Production >3,500

Consistency with Small Area Plan

- Location is not designated for primary retail in the Eisenhower East Small Area Plan.
- Allowing flexibility in uses supports goal for 7-day/16 hour activity within the area.



Recommendation

- *Staff and the Planning Commission recommend **Approval** of amendment request subject to conditions contained in the staff report*

Condition 10

The ground floor retail tenant spaces, as depicted on the Preliminary Plan dated April 27, 2005, shall be solely utilized by retail uses including: a store engaged in the sale of goods for personal use that shall include bakeries, barber shop/beauty salon, banks, credit unions, bookstores, clothing, clothing accessories, copier/ reproductions, department stores, drugstores, dry cleaners (not dry cleaning plant), florists, cigar shops, travel agencies, health and ~~sport~~ athletic clubs, groceries, jewelry, restaurants and any similar uses deemed by the Director of Planning and Zoning to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses. The floor-to-floor height of the retail space shall be a minimum of 18 ft. (P&Z)

- a. In addition to the retail and personal service uses listed above, commercial private school, food and beverage production exceeding 3,500 square feet, health profession office, and business and professional office, may be permitted on the ground floor of the office building at 2331 Mill Road. (P&Z)