

# Applicant Submission

Company Name (if applicable):

KN Architecture

Applicant's Name:

Mo Katanbaf

Date:

June 21, 2024

LOC Number (office use only):

We are requesting this Land Use Redesignation application to allow uses on this site that are more compatible with the evolving character of the area and to also provide more flexibility to bring more diversity of commercial tenants.

We have included a concept artist rendering of what the future mixed used building on this parcel would look like. In fact, the base building is currently under construction and is expected to be finished in 1 month.

Our client has signed a lease with a tenant in one of the Bays (#2120) who want to open a "Sylvan Learning Center". Since they are not able to get their Business License under any of the currently listed Uses in the parcel, we are applying for this Land Use Redesignation to allow the Use "Instructional Facility". This is the main reason for this application. Furthermore, the reason why we are requesting a DC with MH-1 guidelines, is because the last rezoning application that happened for this site back in 2019 used the same approach.

We have discussed this proposal with City Planner. We have also reached out to Ald. Raj Dhaliwal and community association.

We are hoping to get to the soonest Public Hearing, and have our rezoning application approved so that the Tenant can get possession to start their operation.