

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: July 7, 2026
Subject: Rezone Lots in Block 1 of Third Addition
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Ocean Ridge Hospitality LLC Ocean Ridge Hospitality, LLC has submitted a petition to rezone Lots 4, 4A, 5, 5A, 6 and 6A in Block 1 and Lot 7, Excluding the South One-hundred and six feet, and Lot 7A in Third Addition from a Business B-4 Highway District to a Business B-2 District. Staff recommends approval.

Item Details:

The property historically known as Sonshine Inn has recently been purchased and renamed West Lodge. The current owners are looking to update the facility and have petitioned to rezone a portion of the property to a Business B-2 District. The property has historically been zoned Business B-4 Highway District. The rezone would include the western half of Block 1 in Third Addition with the exception of the south one-hundred six feet of Lot 7.

The area is located within an Urban Medium future land use intensity which would support a Business B-2 zoning district. Adjacent property along 6th Street to the east and north is zoned Business B-2. A majority of commercially zoned lots along 6th Street west of 22nd Avenue are zoned B-2.

The B-4 district is intended for large lots with large box-store usage. The minimum lot area within the district is 40,000 square feet. As a whole, Lots 4-7 totaled slightly over the minimum lot area. The existing structure is considered a nonstandard use due to the lack of sufficient setbacks within the Business B-4 district.

The Business B-2 District better supports uses on smaller lots with retail and commerce focus, specifically due to smaller minimum lot area and setback requirements

Supporting Documentation:

Hearing Notice
Petition to Rezone
Location Map
Zoning Map
Future Land Use Map
B-2 Uses and Regulations