

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC. Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: PROFESSIONAL OFFICE AND PARKING) on 0.66 acres at 511 South Seventh Street (APN 179-24-716-024), Ward 3 (Reese).

C.C.: 09/19/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

APPROVAL

BACKGROUND DOCUMENTATION:

1. Location And Aerial Map
2. Conditions (Not Applicable) Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards and/or protest/support letters
8. Submitted after final agenda. Support postcards for Items 28 and 29

Motion made by STEPHEN EVANS to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 28-31.

STEVE SWANTON, Planning and Development Department, stated these items were held in order to properly notice the changes to the project. He noted the requested zoning application is compatible with surrounding land uses and recommended approval. He recommended denial of the site plan and variance requests as they indicated the applicant is attempting to overbuild the site.

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GEORGE ROGERS, architect, 6325 South Jones Boulevard, appeared on behalf of the applicant. He explained the previous site plan essentially leveled the building and replaced it with a contemporary structure while this site plan would retain the existing building and streetscape and expand the building to the rear.

TODD FARLOW, 240 North 19th Street, requested that the applicant explain the parking and confirm that the existing building would be rehabilitated.

MR. ROGERS confirmed CHAIRMAN DAVENPORT'S statement that parking would be provided underneath the rear building.

COMMISSIONER EVANS thanked MR. ROGERS and his client for creating a project that retains the historic character of the existing building and complimented the quality, design and scale of their proposal. He stated the merits of the project warranted the minor deviations from Code requested by the applicant and expressed his support.

MR. ROGERS requested clarification of Condition 26 from CHAIRMAN DAVENPORT and MARIO WHEELER, Director of Planning and Development Department. CHAIRMAN DAVENPORT amended the condition to allow the applicant to work with the Fire Marshal in order to satisfy that condition. MR. ROGERS agreed to the amended conditions.

CHAIRMAN DAVENPORT thanked MR. ROGERS for returning with a revised project and complimented his proposal.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 28-31.

