

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 20, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
ZON-2527-A REZONING PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL AND SIGNATURE] TO: O (OFFICE) on 1.04 acres at the southeast corner of Red Coach Avenue and Balloum Street (APN 138-03-602-18) Ward 4 (Brown)

C.C.: 02/06/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKGROUND DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard for Items 18 and 19
7. Submitted after final agenda Support Postcards for Items 18 and 19

Motion made by DAVID STEINMAN to Approve

Passed For: 4; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1
GLENN TROWBRIDGE, DAVID STEINMAN, BYRON GOYNES, STEVEN EVANS;
(Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

ACTING CHAIRMAN GOYNES declared the Public Hearing open for Items 18-20.

ANDY REED, Planning and Development Department, stated the proposed zone change is in conformance with the City's General Plan and recommended approval. He recommended denial of the variance and the site plan as the project is too intense for the site.

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SHELDON COLIN, 180 Casia Way, stated the project would be a two-story office building with underground parking in addition to the above ground parking. He noted the building is located next to an adjacent church's parking lot and explained the applicant had verbal permission to use the lot for additional parking. He noted that at the neighborhood meeting, the neighbors had not expressed concern with the building itself, but rather with the traffic and impact to the neighborhood.

ROGER KEHL, 4597 Balsam Street, stated his opposition and expressed concern with the impact of an office building on the neighborhood.

COMMISSIONER TROWBRIDGE asked MR. COLIN to address the neighbors' concerns, including the widening of Red Coach Avenue and the closure of Balsam Street. MR. COLIN explained that all off-site construction was complete for this site and was unsure of any future construction for the site's adjacent street. He noted the additional space would be used for storage.

COMMISSIONER STEINMAN expressed concern with the parking deficiency.

MARGO WHEELER, Director of the Planning and Development Department, stated this proposal is in compliance with the General Plan.

MR. COLIN pointed out the adjacent church and the proposed office would have different hours of operation and adequate parking would be available. COMMISSIONER STEINMAN noted that the church's parking lot could be considered for this project.

ACTING CHAIRMAN GOYNES declared the Public Hearing closed for Items 18-20.

