

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT CITY COUNCIL MEETING OF: JANUARY 9, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RE: TR-1 TO GPA-24484 AND ZON-24787

SDR-24788 - PUBLIC HEARING - APPLICANT/OWNER: COPCIN, LLC - Request for a Site Development Plan Review TO ADD A FOUR STORY, 82-UNIT APARTMENT BUILDING TO AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue (APN 139-76-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Barlow). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg. 0

City Council Meeting 10

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 0

City Council Meeting 1

RECOMMENDATION:

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest letters
7. Submitted after meeting: Recordation notice of Council action and conditions of approval
8. Backup referenced from the 11-29-07 Planning Commission Meeting Item 23

Motion made by RICKI Y. BARLOW to Approve subject to conditions, amending Condition 7 and adding the following conditions as read for the record:

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; an additional 11, 24-inch box trees shall be included within the perimeter landscape buffer to bring the number of trees into compliance with Title 19.12.040 - Table 2 and additional trees shall be included within the landscape fingers within the parking area to bring the number of landscape fingers and trees into compliance with

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Title 19.10.010(J)(11). Further, depict and tabulate all shrubs as required, including their quantities and sizes to meet code requirements.

A. A corner monument sign shall be added to the project. The sign plan shall be submitted to the Planning and Development Department for review and approval.

B. Submit a written request to the City Traffic Engineer for "No Parking" on the north side of Monroe Avenue adjacent to this site. All costs associated with this requirement, such as signage and red curb striping, shall be borne by the applicant.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, MOIS YARKANIAN, KARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:
See Item 94 for related backup and discussion.

