



Agenda Item No.: 45.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

ZON-74107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-B (PROFESSIONAL OFFICE) on 0.48 acres at 708 and 714 South 7th Street (NILE 39004-410, 217 and 228), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-74107 and SDR-74080 [PRJ-73987]
2. Conditions and Staff Report - ZON-74107 and SDR-74080 [PRJ-73987]
3. Supporting Documentation - ZON-74107 and SDR-74080 [PRJ-73987]
4. Photo(s) - ZON-74107 and SDR-74080 [PRJ-73987]
5. Justification Letter - ZON-74107 and SDR-74080 [PRJ-73987]
6. Submitted after Final Agenda Protest/Support Postcards for ZON-74107 and SDR-74080 [PRJ-73987] and Support Documentation Not Vetted Letters (2)

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-VICKI QUINN)

NOTE: CHAIR CHERRY disclosed that he lives just outside of the notification area; however, he voted on Items 45 and 46.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 45 and 46.

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

STEVE SWANTON, Sr. Planner, reported that the applicant proposed to construct a three-story office building on two undeveloped lots within the Founders District of the Downtown Master Plan. The proposed rezoning to Professional Office allows for land uses that are compatible with the existing surrounding land uses, and the area is no longer suitable for new single family uses. The proposed development is consistent with the Downtown Master Plan and supports the goals for the Founders District. The requested waivers are minor in nature and would not affect compatibility with the existing development in this area; therefore, staff recommended approval of the items. Additional protest and support documents were submitted after publication.

LORA DREJA appeared with JOHN BURKE, architect. She stated that the site is located within the Vision 2035 Downtown Master Plan in the New Business sub-district. The property owners to the north and south, which are most effected by the side setback waivers and interior landscaping waivers, have submitted support letters of the design as proposed.

CHAIR CHERRY asked if the building had alleyway lighting, and MR. BURKE replied that there would be. CHAIR CHERRY was in support.

COMMISSIONER SWELOTTMAN commented that the design was a lot better than some of the past projects. He was in support.

See Item 46 for related pickup.

CHAIR CHERRY declared the public hearing closed for Items 45 and 46.

