



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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-7482 - VARIANCE - PUBLIC HEARING - APPLICANT: CADEA ROBINSON -
OWNER: SMOKE RANCH PLAZA LLC for possible action on a request for a Variance TO
ALLOW ZERO ADDITIONAL PARKING SPACES WHERE FIVE ADDITIONAL SPACES
ARE REQUIRED DUE TO AN EXISTING PARKING IMPAIRED DEVELOPMENT on 0.15 acres
at 6563 Smoke Ranch Drive (APN 138-13-110-007), C-1 (Limited Commercial) Zone, Ward 5
(Created) [PRJ-74663]. Staff recommends DENIAL.

C.C.: 1/16/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda Protest Postcard

Motion made by BRENDA J. WILLIAMS to Deny

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)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is proposing to
change the use of an existing suite within a commercial center from general retail to a restaurant
use. The proposed change would increase the parking requirement of the site by five spaces. The
site is already considered to be parking impaired, which means that the existing parking provided

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on site met the requirement at the time of development, but no longer meets the requirements of the current code. Staff is recommending denial of the request as the proposed use is too intense for the existing site. MR. McCAMMOND noted that an additional letter of protest had been submitted since publication.

The applicant was not present.

COMMISSIONER WILLIAMS stated that she was prepared to make a motion based on staff's recommendations.

CHAIR CHERRY declared the Public Hearing closed.

