

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION March 2, 2023

ITEM NO: 6	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-15-22-4 (Companion Case Z-2-22-4)
Proposal:	Amendment to the Neighborhood Conservation Plan for the Coronado Neighborhood for approximately 4.05 gross acres at the northwest corner of 11th Street and McDowell Road.
Applicant:	Ed McCoy, Fairfield Residential
Owner:	Vikki Reed (REP, LLLP and Eleven Residential)
Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Encanto 5/2/2022 Information only.

Encanto 1/9/2023 Approval, per the staff recommendation. Vote: 12-2-1.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-15-22-4, per the Encanto Village Planning Committee recommendation.

Maker: Boyd
Second: Vice Chairman Gaynor
Vote: 8-0
Absent: Simon
Opposition Present: Yes

Proposed Language:

Amend Chapter 5, Plan Regulations (Page 30) to read as follows:

11. Nonconforming Additions

- Residential additions which conform to the existing building side and rear yard setback line will be allowed through blanket use permit approval. This will allow side and rear yards to be reduced for nonconforming structures (which are common in this neighborhood with many substandard size lots).
- o The small nonconforming homes commonly found in the rear of single-family lots shall not be expanded.

SITE SPECIFIC EXEMPTIONS FROM DEVELOPMENT STANDARDS

12. NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD

- o THE PROPERTY AT THE NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD, BOUND BY CORONADO ROAD TO THE NORTH, MCDOWELL ROAD TO THE SOUTH, DAYTON STREET TO THE WEST, AND 11TH STREET TO THE EAST, EXCLUDING THE PROPERTIES WITHIN THE CORONADO HISTORIC DISTRICT, SHALL BE EXEMPT FROM THE HEIGHT, SETBACK, AND PARKING DEVELOPMENT REGULATIONS (PLAN REGULATIONS 4, 6, AND 7) CONTAINED IN THIS PLAN, PURSUANT TO THE APPROVED PLANNED UNIT DEVELOPMENT CASE NO. Z-2-22-4.

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