

Board of Adjustments



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
TERRY WORCESTER
VACANT

March 11, 2008
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
 - 1. Staff report format (again)

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE FEBRUARY 12, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):
 - *1. BA08-005 715 North Country Club Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of a multiple resident complex in the R-4 zoning district. **The applicant is requesting a 90-day continuance of this request. This case was continued from the February 12, 2008 hearing.**
 - *2. BA08-006 The 1730 thru 1900 blocks, West Side of South Gilbert Road – Suntree Subdivision (Council District 4) – Requesting a minor modification to allow required parking within the required front yard in the R-2-PAD zoning district. **Staff is recommending approval with conditions.**

- *3. BA08-011 5221 South Power Road (Council District 6) – Requesting: a Special Use Permit (SUP) to allow development of a comprehensive sign plan for a retail development in the C-2 zoning district. **Staff is recommending a 30-day continuance of this request.**
- *4. BA08-012 610 West Jerome Avenue (Council District 2) – Requesting a variance to allow a reduction in the landscape setback from an adjacent property line in conjunction with an office warehouse development in the M-1 zoning district. **Staff is recommending approval with conditions.**
- *5. BA08-013 111 South Dobson Road, #108 (Council District 3) – Requesting a variance to allow a reduction in the number of required on-site parking spaces in conjunction with a shell commercial center in the M-1 zoning district. **Staff is recommending approval with conditions.**
- *6. BA08-014 1435 South Power Road (Council District 6) – Requesting: 1) a modification of a Special Use Permit (SUP) for a comprehensive sign plan; and 2) a Special Use Permit (SUP) to allow a commercial statutory; both in the C-2- DMP zoning district. **Staff is recommending approval with conditions.**
- *7. BA08-015 1137 South Crismon Road (Council District 6) – Requesting a Special Use Permit (SUP) to allow a comprehensive sign plan for an office/retail development in the C-2-DMP zoning district. **Staff is recommending approval with conditions.**
- *8. BA08-016 10720 East Southern Avenue (Council District 6) – Requesting a Special Use Permit (SUP) to allow a comprehensive sign plan for a retail development in the C-2-DMP-PAD zoning district. **Staff is recommending approval with conditions.**
- *9. BA08-017 1606 South Signal Butte Road (Council District 6) - Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in conjunction with an existing commercial development in the C-2-DMP zoning district. **Staff is recommending approval with conditions.**

D. ITEMS FROM CITIZENS PRESENT.