

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR	
DIANNE von BORSTEL, VICE CHAIR GARRET MCCRAY LINDA SULLIVAN	SCOTT THOMAS GREG HITCHENS JUDAH NATIVIO

May 12, 2009
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. Module 3 of the Zoning Code Update

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MARCH 10, 2009 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 (PUBLIC HEARING):
 - 1. BA09-016 1400 South Dobson Road (Council District 3) – Requesting a Special Use Permit (SUP) to allow development of a comprehensive sign plan in the C-1-DMP zoning district.

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
 - *2. BA09-018 5461 and 5515 East Redmont (Council District 5) – Requesting a Minor Modification of a Planned Area Development (PAD) to allow the construction of industrial developments in the M-1-PAD zoning district.

Staff Planner: Tom Ellsworth
Staff recommendation: Approval with Conditions

- *3. BA09-019 758 East Brown Road (Council District 1) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit (SUP); all in conjunction with the development of a retail store and automobile service station in the C-2 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: 30-day Continuance

4. BA09-015 2152 East Calle Maderas (Council District 1) – Requesting a Minor Modification of a Planned Area Development (PAD) to allow an addition to encroach into the required rear yard setback in the R1-9-PAD zoning district. **This case was continued from the March 10, 2009 hearing.**

Staff Planner: Angelica Guevara

Staff recommendation: Approval with Conditions

5. BA09-017 3405 North Higley Road (Council District 5) – Requesting a Special Use Permit (SUP) to allow a Comprehensive Youth Residence in the R1-90 zoning district.

Staff Planner: Gordon Sheffield

Staff recommendation: Approval with Conditions

6. BA09-020 4440 East Main Street (Council District 5) – Requesting a modification to an existing Special Use Permit (SUP) to modify a comprehensive sign plan in the C-2 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with Conditions

D. ITEMS FROM CITIZENS PRESENT.