Planning and Development Board

July 9, 2019
Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:
• Staff – 10 minute presentation.
• Applicant – 15 minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #4
Application #3182
Variance in the AC
Christopher M. Barney

QUASI-JUDICIAL
Application #3182
Variance in the AC

This is a before-the-fact variance.

Variance request is to reduce the side setback from 25 feet to 8 feet, a 17 foot variance.

Proposed structure will be placed on an existing slab.

Justification for selected location (and variance) is the location of other uses located on the parcel.

Neighbor to the right (West) has provided a letter of no opposition.
RECOMMENDED MOTION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have not been met and therefore denies the 17 foot side yard setback variance from the minimum 25 foot side yard setback for a storage building at 2727 County Road 304 (Parcel #02-13-30-0650-000C0-0072).
Application #3182

Variance in the AC

ALTERNATIVE MOTION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves the 17 foot side yard setback variance from the minimum 25 foot side yard setback for a storage building at 2727 County Road 304 (Parcel #02-13-30-0650-000C0-0072).
Agenda Item #5
Application #3183

Determination of Use in the C-2 District
Application #3183
Determination of Use in C-2

Request is for determination of use.
Determination to be based on industrial classification through North American Industry Classification System (NAICS).

Requested use is a private school for children with special needs.

Among listed C-2 principal uses are: art, dance, modeling and music schools; day care centers; and automobile driving schools.

Determination is not parcel-specific and would be applicable to all C-2 zoned parcels.
Application #3183
Determination of Use in C-2

RECOMMENDATION: The Planning Department recommends that the Planning and Development Board allow a private school as a permitted use in the C-2 (General Commercial and Shopping Center) District based on the findings that the requested use is similar to the permitted uses listed and consistent with the purpose and intent of the zoning district.

Alternatively, the Board can consider additional restrictions on the size and/or scale of a private school to ensure compatibility with the C-2 zoning district.
Staff Comments
Board Comments
Public Comments
Adjournment