

Agenda

**PLANNING COMMISSION REGULAR DOCKET**

**TUESDAY NOVEMBER 10, 2009 – 5:30 P.M.**

**CITY COUNCIL CHAMBERS**

**I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to communicate with staff. (4:30-5:30 P.M.)**

**II. REGULAR MEETING -- 5:30 P.M.**

**A. COMMISSIONERS' REPORT**


**B. UNIVERSITY REPORT**

**C. CHAIR'S REPORT**

**D DEPARTMENT OF NDS/STAFF REPORTS**


**E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**


**F. CONSENT AGENDA\*** (Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Site Plan and Subdivision approval list
2. Minutes - October 13, 2009 – Regular meeting
3. Minutes - October 13, 2009 – Pre meeting
4. Minutes – October 27, 2009 – Retreat Outcomes
5. Site Plan – 135 Madison Lane [Staff Report](#) 

**III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**

**G. JOINT PUBLIC HEARINGS**

**1. SP-09-09-19** – (401 4<sup>th</sup> Street NW) An application for a special use permit for the property at 401 4<sup>th</sup> Street NW. This is a request to allow a single room occupancy facility in Manufacture Industrial (M-I). This property is further identified on City Real Property Tax Map #32 as parcel 26 having approximately 297 feet of frontage on 4<sup>th</sup> Street NW and containing approximately 32,500 square feet of land or 0.74 acres. The zoning of this property is currently M-I and general uses called for in the Land Use Plan of the Comprehensive Plan are for Commercial Use. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#) 

**2. ZM-09-09-20** – (834 Prospect Avenue) A petition to rezone from R-2 Residential to McIntire–5<sup>th</sup> Residential (MR), the property located at 834 Prospect Avenue. This property is further identified on City Real Property Tax Map #25 as parcel 5 having approximately 61 feet of frontage on Prospect Avenue and containing approximately 60,548 square feet of land or 1.39 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single-Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.** [Staff Report](#) 

**3. SP-09-09-21** - (1003 West Main Street) An application to amend the special use permit for the property at 1003 West Main Street. This request is for increased density (an additional 60 residential units, for a total of 76 units). Increased building height of 10 feet (for a total of 70 feet) and a reduced setback on 10½ Street (from five feet to zero feet) were previously granted by special use permit. This property is further identified on City Real Property Tax Map #10 as parcel 51 having approximately 75 feet of frontage on West Main Street and containing approximately 16,656 square feet of land or 0.38 acres. The property is zoned West Main North Corridor and the Land Use Plan generally calls for Mixed Use. **Report prepared by Nick Rogers, Neighborhood Planner.** [Staff Report](#)

**IV. REGULAR MEETING ITEMS (Cont.)** -- 9:00 P.M.

**H. SITE PLANS**

1. YMCA at McIntire Park [Prelim. Site Plan Staff Report](#) [Comments Letter](#) [YMCA Steep Slope Approval](#)

**I. FUTURE AGENDA ITEMS**

Tuesday, November 24, 2009 -- 5pm - 7pm – Planning Commission Work Session - Capital Improvement Program

Tuesday, December 8, 2009 -- 4:30 PM -- Planning Commission Agenda Review

-- 5:30 PM -- Planning Commission Regular Meeting Items

Public Hearing: Capital Improvement Program

ZTA – Duplex regulations

Subdivision and sidewalk waiver – Charley Close – Hartman’s Mill Road

Site Plan: SRO – 401 4<sup>th</sup> Street NW

Noted for inclusion on Future agendas

Slope Waiver – Willoughby Place

ZTA – Yard Sales

**PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.**

**PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.**