

P&ZZON21-00693 District 2. Within the 5600 block of East Albany Street (south side), within the 100 block of North 56th Street (east side), and within the 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1.5± acres). Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD); and Site Plan Review. This request will allow for a multiple residence development. Tim Boyle, Tim Boyle Design, applicant; Craig Ahlstrom, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON21-00693 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00693 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Design Review Case No. DRB21-00658.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
Required Parking Spaces – <i>MZO Section 11-32-3(A)</i> - Multiple Residence	2 spaces per unit (72 total spaces)
Required Bicycle Parking – <i>MZO Section 11-32-8(A)(1)</i>	3 spaces
Garages Dimensions – <i>MZO Section 11-32-4(F)</i> Double car garage	20 feet 8 inches wide 20 feet long
Minimum Setback of Cross Drive Aisles – <i>MZO Section 11-32-4(A)</i>	3 feet
Building Setbacks – <i>MZO Section 11-5-5</i> - Front (Collector - Albany St.) - Street Side (Collector - 56 th St.) - Street Side (Collector - 57 th St.) - Rear (south property line)	8 feet 0 feet 14 feet 9 inches 13 feet 3 inches
Minimum Building Separation – <i>MZO Section 11-5-5</i> Two-story buildings	24 feet

Landscape Yards – <i>MZO Sections and 11-5-3(B) and 11-33-3(B)</i> - Front (Albany Street) - Street Side (N. 56th St.) - Street Side (N. 57th St.) - Non-Single Residential Uses Adjacent to Non-Single Residence (south property line)	0 feet 0 feet 14 feet 9 inches 5 feet
Required Perimeter Landscaping – <i>MZO Section 11-33-3</i> - Front (Collector - Albany St.) - Street Side (Collector - 56 th St.)	0 trees & 0 shrubs 0 trees & 0 shrubs
Required Minimum Dimension for Private Open Space at ground level – <i>MZO Section 11-5-5(A)(3)(e)(i)(1)</i>	4 feet 1 inch
Private Open Space Coverage – <i>MZO Section 11-5-5(A)(3)(e)(2)</i>	10%

Vote: 5-0 (Boardmember Boyle and Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Crockett, and Peterson

NAYS – None