AGENDA
Planning & Development Committee
Monday, December 9, 2019
Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
6:45 PM

(I) CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN SUFFREDIN

(II) APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF NOVEMBER 25, 2019

PM1. Staff recommends approval of the Minutes of the Regular Planning and Development Committee Meeting of November 25, 2019.

For Action
Draft Planning & Development Committee Minutes - November 25, 2019

(III) PUBLIC COMMENT

(IV) ITEMS FOR CONSIDERATION

P1. Resolution 133-R-19, Approving a Re-subdivision of 2441 Ridge Avenue/840 Milburn Street

Staff does not recommend adoption of Resolution 133-R-19 approving a re-subdivision of 2441 Ridge Avenue/840 Milburn Street.

For Action
Resolution 133-R-19, Approving a Re-subdivision of 2441 Ridge Avenue/840 Milburn Street
P2. **Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish, to Expand Off-Street Parking in the R1 Single Family Residential District**

The Zoning Board of Appeals recommends denial and staff recommends adoption of Ordinance 166-O-19 granting special use approval for an Educational Institution - Private, and Religious Institution, St. Athanasius School and Parish, to expand off-street parking at 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. in the R1 Single Family Residential District. The Zoning Board of Appeals found the proposal does not meet all of the Standards for a special use in this district, specifically, the proposed parking expansion would increase the negative cumulative impact on the surrounding residential neighborhood, and may interfere with or diminish the value of property in the neighborhood.

**For Introduction**

Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish

P3. **Ordinance 171-O-19 Amending Title 6, Accessory Dwelling Unit Requirements and Qualifications**

Plan Commission and staff recommend City Council adoption of Ordinance 171-O-19, a Zoning Ordinance Text Amendment to revise the definition of coach house and regulations related to accessory dwelling units. Staff is requesting reconsideration of the height restriction proposed by Plan Commission which would require that an ADU be shorter than the primary residential structure as this could hinder the ability to expand affordable housing opportunities in an equitable manner.

**For Introduction**

Ordinance 171-O-19 Amending Title 6, Accessory Dwelling Unit Requirements and Qualifications
P4. **Ordinance 172-O-19 Extending the Time for the Applicant to Obtain a Building Permit for 1815 Ridge Avenue**

Staff recommends City Council adoption of Ordinance 172-O-19 to extend the time for commencement of construction of the Planned Development at 1815 Oak Avenue, originally approved on July 25, 2016. The Ordinance would grant an extension of thirty (30) days for foundation permit issuance and ninety (90) days from the date of foundation permit issuance for building permit issuance. *Due to the single City Council meeting in December, Alderman Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

**For Introduction and Action**

Ordinance 172-O-19 Extending the Time for the Applicant to Obtain a Building Permit for 1815 Ridge Avenue

P5. **Ordinance 173-O-19, Granting a Special Use for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District**

The Zoning Board of Appeals and staff recommend City Council adoption of Ordinance 173-O-19, granting special use approval for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District. The applicant has complied with all zoning requirements and meets all of the Standards for special use for this district. *Due to the single City Council meeting in December, Alderman Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

**For Introduction and Action**

Ordinance 173-O-19, Granting a Special Use for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District

(V) ITEMS FOR DISCUSSION

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT