



Legislation Details (With Text)

File #: CPC UV 17-00067 **Version:** 1 **Name:** 1907 West Colorado Ave

Type: Planning Case **Status:** Passed

File created: 5/26/2017 **In control:** Planning Commission

On agenda: 6/15/2017 **Final action:** 6/15/2017

Title: A Use Variance to allow a duplex, single-family residence, and accessory dwelling unit on a 9,450 square foot property zoned C5 (Intermediate Business) located at 1907 West Colorado Avenue.

(QUASI-JUDICIAL)

Presenter:
Greg Sanders, Planner I, Planning & Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. CPC Staff Report_1907 W Colorado, 2. FIGURE 1 - Use Variance, 3. FIGURE 2 - Site Aerial, 4. FIGURE 3 - Project Statement, 5. FIGURE 4 - Public Comments, 6. FIGURE 5 - Assessors Map, 7. FIGURE 6 - Rebuild and Non-Conforming Letter, 8. 7.5.803.B Use Variance Review Criteria, 9. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
6/15/2017	1	Planning Commission	approved	Pass

A Use Variance to allow a duplex, single-family residence, and accessory dwelling unit on a 9,450 square foot property zoned C5 (Intermediate Business) located at 1907 West Colorado Avenue.

(QUASI-JUDICIAL)

Presenter:
Greg Sanders, Planner I, Planning & Community Development

Proposed Motion:
CPC UV 17-00067 - USE VARIANCE DEVELOPMENT PLAN
Approve the use variance for 1907 West Colorado Avenue, based upon the finding that the use variance complies with the review criteria in City Code Section 7.5.803.B and 7.5.502.E, subject to compliance with the following technical and/or informational plan modification:

Technical and Informational Modifications to the Development Plan:

1. Provide parking calculation table which includes amount required per dwelling unit and amount provided. Illustrate each parking space provided on- and off-street with correct dimensions.
2. Add note: "AR WR 17-00276 - approved to create one whole platted lot."
3. Delete building setbacks and add a section for "R-5 Development Standards"

- a. Front = 20', Side = 5', Rear = 25', Accessory Structure = 5', 20' from principal structures,
- b. Lot Coverage = 40%
- c. Note - "*C5 resorts to R5*"
- 4. Add note: "Use Variance approved to allow: Duplex, Single Family and Accessory Dwelling Unit"