



Planning Commission
Staff Report

| Agenda Item | Community Development Department | Date: 9/05/24 |
|----------------------------|--|---------------|
| Statement of Issue: | Conduct a Public Hearing to consider a variance petition submitted by Rob Foss, CMK Properties. | |
| Background: | The background for this item will be presented in the attached PowerPoint document. | |
| Considerations: | When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations. | |
| Recommendation: | <p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p> | |
| Required Action: | <p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby (grant)(deny) the following variance to CMK Properties for the property legally described within the presentation.</p> <ul style="list-style-type: none"> • to allow a variance of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot width in General Business Zoning. This variance permits a reduction to the minimum lot width from the required 75 ft., to approximately 50 ft. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • No vehicle access from the County Road 23 (Golf Course Road) 50' wide access | |

| | |
|---------------------|--|
| | <ul style="list-style-type: none">• Provide continuous two-way traffic access (greater than 24') on the western side of building, continuing from the access agreement from 2nd Avenue Southwest. |
| Attachments: | <ul style="list-style-type: none">• Site Map• Copy of the variance petition and associated documentation• List of the Planning Commissions Variance Considerations |