



PLANNING COMMISSION STAFF MEMORANDUM

DATE: February 5, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025)** – Resolution 02-2025 - Consideration of a Variance Request to the Setback Requirements on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.

QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025) – Resolution 03-2025 - Consideration of Four Zoning Regulation Variances to the Leatherwood Development Site located on Lots 4-6, Block 5 Grand Lake Subdivision and Lots 9-14, Leatherwood Inn by the Lake Subdivision, More Commonly Referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

Overview

During the January 8, 2025 deliberations on the two subject requests and resolution considerations, the Planning Commission closed the Public Hearing and continued further review of the applications and action on Resolutions 02-2025 and 03-2025 to the February 5, 2025 meeting.

Commission members requested additional information from the applicant to help analyze the requests. The primary request by the applicant requiring further analysis included the height variance. Commission members asked to see additional context of the proposed building mass and height in relation to existing, adjacent properties. The applicant updated the preliminary development plans to incorporate these additional perspectives and information requested by the Commission. These are as an attachment to this memo. Additionally, staff has included the memos and attachments that were not updated from the January 8, 2025, Planning Commission meeting to this packet for reference.

Updated Attachments to this Memo:

- Variance Request – updated to reflect Commission requests
- Preliminary Drawings – updated to reflect Commission requests

Planning Commission Discussion and Determination

The Planning Commission should discuss the variance requests amongst themselves, with consideration of staff analysis, public comments from the January 8, 2025, meeting, and the findings of fact from the code, in order to make a decision/recommendation.

While there are two separate resolutions to take action on, the Commission decided to review all variance requests at the same time for discussion purposes.

Sample Planning Commission Motions for Resolution 02-2025

Approval with or without conditions

I move to approve Planning Commission Resolution 02-2025, a resolution recommending approval of a variance request to allow the encroachment into the side and rear setbacks on



Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.

... with the following conditions:

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Denial (Using the evaluation factors of Sec. 12-2-27(B)3. of the Municipal Code for findings of fact)

I move to approve Planning Commission Resolution 02-2025, a resolution recommending denial of a variance request to allow the encroachment into the side and rear setbacks on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue, based on the following findings of fact:

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Sample Planning Commission Motions for Resolution 03-2025

Approval with or without conditions

I move to approve Planning Commission Resolution 03-2025, a resolution recommending approval of four zoning regulation variance requests for on-site open space land area requirements, off-site open space credit, allowance of a first-story residential unit, and an increase in the maximum building height for the Leatherwood development site located on Lots 4-6, Block 5 Grand Lake Subdivision, and Lots 9-14, Leatherwood Inn by the Lake Subdivision, more commonly referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

... with the following conditions:

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Denial (Using the evaluation factors of Sec. 12-2-27(B)3. of the Municipal Code for findings of fact)

I move to approve Planning Commission Resolution 03-2025, a resolution recommending denial of four zoning regulation variance requests for on-site open space land area requirements, off-site open space credit, allowance of a first-story residential unit, and an increase in the maximum building height for the Leatherwood development site located on Lots 4-6, Block 5 Grand Lake Subdivision, and Lots 9-14, Leatherwood Inn by the Lake Subdivision, more commonly referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, based on the following findings of fact:

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