

Zoning and Variance Meeting Minutes 4/6/2022

- Call to Order: 7:00 PM at the West Pride Center.
- Commissioners Present: Rita Cabral, Leyila Cabus, and Brian Endicott.
- Commissioners Absent: Larry Weber
- David Perry Update:
- The site is on the northside of Trabue and it is 4.63 acres. The address is 3670 Trabue Road.
- This applicant will be back at the next meeting. The purpose is to introduce the project.
- It is adjacent to single family housing.
- They want to put 231 units for their apartment complex.
- This project is giving some of their land to the city to increase setback space. It will be 40 feet away from the roadway.
- This is very close to a railroad track.
- They want to change this project to AR-2 instead of C4.
- They plan to demolish a carwash in the area.
- This project is 4 stories and has a similar height as the Belmont House in the area. There was expressed concern with this height density.
- Along with that, there was a concern in regards to traffic considering there are also more developments being finished in this area.
- They plan to comply with the city's requirement that 20% of units being affordable housing.
- This project has not gone through a city staff review.
- We would like to request that they comply to having multi-use pathways in this area.
- They will provide sound insulation for their residents. They do not anticipate the railroad to be much of an issue for their project.
- BZA21-022:
- Every surrounding zoning of this project is manufacturing.
- They would like the minimum of parking spaces from 14 spaces to 10 spaces.
- The applicant would also like to eliminate the screening for the dumpster area.

- To add, the applicant would like to reduce the building setback from 50 to 3 feet along McKinley Avenue.
- They would like to eliminate the fence along the north, east, and the west of their property line.
- In regards to performance requirements, they would like to increase the pile height from 10 to 30 feet and to eliminate the fence requirement along the north, east, and west portions of the west property lines.
- Lastly, they are requesting that they have a special permit to continue to use a container on their site for storage.
- There is a potential conflict with Thrive developments because they recently acquired the previous plot of Buckeye Auto Parts.
- They will be recycling concrete, wood, and various metals. They also have storage areas for materials they can not recycle.
- There was concern about run-off with the different piles of material. It was requested that the attorney provide us with details about the city's details of water conservation and runoff regulations.
- He did agree to reduce the heights of the wood to 25 feet and to move the piles closer to the main building.
- The city staff review did state that piles over 10 feet should be closer to the center of the property to reduce runoff in the flood line.
- Surrounding projects have a maximum of 20 feet when it comes to pile height. The applicant is willing to reduce to 25 feet altogether as a maximum height for piles.
- 336.41b if the off premise fencing is removed we request that they will be required to replace it.
- 3392.10 as a group we would like to adhere to the maximum of 25 feet as stated prior and require that this be expected in contingency with the approval of the division of storm water.
- We would like to recommend approval of all following variances contingent on the conditions provided by the committee.
- We all voted in approval for the following variances as long as the conditions are met. \
- Rita motions to approve the previous meeting minutes. Bryan seconded the motion. The motion passed unanimously.
- New Business:
- It was noted that Kristen is a non-voting member of the zoning meeting and therefore she does not hinder our quorum process.
- In regards to the Cyclemet property, it was noted that we would like to request that they attend one of our zoning meetings because they have not complied with the city canopy requirements.

They said that there was a set amount of trees that they agreed to add on their property, but they have still yet to do this and it has been roughly 3 years since they were last approved.

- The Tenby development has a new variance to present for the next meeting.
- As a group we approved funding for a recorder specifically for zoning meetings.
- The meeting adjourned at 8:15 PM.