

ZONING CASE # Z2017065 (Council District 1) – March 21, 2017

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXC the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is in favor.

David Dye, representative, stated the planned project is for 27 single family units. The representative also stated he has worked with the community and the zoning commissioners for clarity on the project specifications.

The following citizens appeared to speak:

Roger Moore, architect and president of a surrounding neighborhood association, stated he is in favor of the type of project, but concerned with the proposed density.

Ben Fairbank, President of the Tobin Hill Community Association, stated the neighborhood association agrees the planned project is compatible with the land use in the area.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Greer to recommend Approval.

AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix, Garcia

NAY: Rose-Gonzales

THE MOTION CARRIED

ZONING CASE # Z2017065 (Council District 1) – March 7, 2017

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on the East 110 feet of Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXC the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is in favor.

David Dye, representative, explained the background information on the case, and stated the requested zoning is for 27 single family town homes.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association, not in opposition.

Richard Moore, spoke in opposition to the density, but in favor of the project.

Chris Hornbak, spoke in favor.

Sarah and Dennis Robertson, letter in favor, read by representative.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to March 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED