

City Council Zoning & Planning Committee
Chairman Matt Cherry / Vice Chair Tom Waniewski
will conduct a Committee meeting on
Wednesday, September 18, 2019
One Government Center
City Council Chambers
4:00 P.M.

1. Request for a zone Change from CO Office Commercial to CD Downtown Commercial for the property located at 430 Erie Street. (Z-7002-19) (4)
The Plan Commission recommends approval.

The request is for a zone change to CD Downtown Commercial to allow the applicant, St. Paul's Lutheran Church, to install a projecting sign. Projecting signs are not permitted in the CO Office Commercial zoning district. Plan Commission recommends approval because the proposed CD zoning is more appropriate for the site, considering its location in the core of Downtown. There is no opposition to this case.

2. Request for the vacation of Water Street from Jefferson Avenue to Monroe Street, behind Fort Industry Square. (V-315-19) (4)
The Plan Commission recommends approval with 14 conditions.

The request is to vacate Water Street to facilitate the redevelopment of the Fort Industry Square block. The applicant will vacate the street, creating a private drive that still allows for public access. The street will be realigned and speed tables will be added for safety purposes. The applicant is currently renovating Fort Industry Square for residential uses with storefront commercial. The parking lot to the rear of the buildings will be upgraded and expanded. There are utilities underground, therefore a full-width easement for maintenance purposed is required. There is no opposition to this case.

3. Request for a Special Use Permit for a Type A Family Daycare for the property located at 4856 Airport Highway. (SUP-6002-19) (2)
The Plan Commission recommends approval with 23 conditions.

This is a request for a special use permit to facilitate the location of a Type A Day Care in an existing single family home. The applicant currently operates a Type B Day Care (6 children) on site and hopes to upgrade to a Type A Day Care (12 children). The site meets the applicable zoning code criteria (parking, location on a major street and adequate play space). Landscaping and a fence are required around the outdoor play space area. There is no opposition to this case.

4. Appeal of a Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay District for the property located at 3008 Monroe Street. (SPR-30-19) (4) Plan Commission recommended disapproval of the waivers

The applicant is appealing the Plan Commission's denial of a waiver request to allow for additional signage in the CR-SO (Shopping Center Sign Overlay) zoning district. An "outlot" of a major shopping center - such as the subject site - is permitted either 1) two fascia signs; or 2) one fascia sign and one low-profile signs. No pole signs are permitted. However, in this case the applicant was granted waivers for two pole signs in 1993 and these signs remain. The current request is to allow for a third fascia sign. The Plan Commission recommended disapproval because there is no demonstrated hardship and the site has already been granted a waiver for the two pole signs. There is no opposition to this case.

5. Request for a Special Use Permit for a new school located at 4747 Heatherdowns Boulevard (SUP-4008-19) (2)

The Plan Commission recommends approval with 38 conditions.

The request is for a special use permit to operate a K-8 school, with an approximate enrollment of 200 children, in the former Masonic Hall that adjoins the Stranahan Theatre. All schools require special use permit approval, and there is no difference between public or charter school regulations. There are no proposed changes to the building or parking lot; although staff is requiring landscaping upgrades and a sidewalk along Cass Road. There is opposition to this case.

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1060