

BOARD OF ZONING APPEALS

FEBRUARY 10, 2020

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:00 P.M.

- I. CALL TO ORDER**
- II. BOARD OF ZONING APPEALS STATEMENT**
- III. CONSIDERATION OF AGENDA**
- IV. ADJOURN**

BOARD OF ZONING APPEALS

AGENDA

FEBRUARY 10, 2020

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00022 Reference: 2334

Filed: 04/26/2019 Petitioner: KRISTOFER FINGER/UG PUBLIC WORKS
Address: 13701 LEAVENWORTH RD

SYNOPSIS: This appeal has been filed in conjunction with a Lot Split application to develop a wastewater pump station. Sec. 27-283 states that subdivision applications shall provide utility easements along each side of the side lines of lots and/or the rear line of lots where necessary to form a continuous right-of way. All easements shall be at least ten feet wide. Appellate is requesting to provide no utility easements, a violation of 10 feet of easement on each lot line. Article V, Section 4(7) of the Piper Area Annex Zoning Ordinance of 1992 states that subdivision of lots in the AG (WYCO) district must have a minimum land area of 20 acres and minimum street frontage of 660 feet. Appellate is requesting a minimum lot area of 5.02 acres, a violation of 14.98 acres and minimum street frontage of zero feet, a violation of 660 feet. Article V, Section 4(2) of the Piper Area Annex Zoning Ordinance of 1992 states that there shall be a side yard on each side of a building having a width of not less than thirty (30) feet for residential dwellings and one hundred (100) feet for all other permitted uses. Appellate is requesting a minimum side yard of 64 feet, a violation of 36 feet. Article V, Section 4(3) of the Piper Area Annex Zoning Ordinance of 1992 states that there shall be a rear yard having a depth of not less than fifty (50) feet for residential dwellings and one hundred (100) feet for all other permitted uses. Appellate is requesting a minimum rear yard of 19.6 feet, a violation of 80.4 feet.

2. #ZA-19410-00044 Reference: 2356

Filed: 10/25/2019 Petitioner: FRED DEL TORO
Address: 3447 N 31ST TER

SYNOPSIS: This appeal has been filed to build a stable on the property. Sec. 27-609(2) states that for any dwelling unit there may be permitted a single detached accessory structure. Appellant is requesting a second detached accessory structure; a violation of one structure.

A. Zoning Appeal Petitions

3. #ZA-19410-00047 Reference: 2359

Filed: 11/14/2019 Petitioner: **BLANE MCCANN/PIPER UNIFIED SCHOOL DISTRICT #203**
Address: **13021 LEAVENWORTH RD**

SYNOPSIS: This appeal has been filed to allow for a fewer total trees than the ratio required by landscaping guidelines for the portion of the parcel that is zoned R-1. The area of the parcel zoned R-1 is 751,710 square feet. Section 27-700(a) states that one tree per 7,000 square feet of site area is required for uses other than residences. The appellant is requesting 72 trees in the portion zoned R-1 to fulfill the R-1 landscaping requirement, a violation of 36 trees.

4. #ZA-19410-00054 Reference: 2366

Filed: 12/10/2019 Petitioner: **DOUG CLEMENTS/U.S.D.#500**
Address: **2100 N 18TH ST**

SYNOPSIS: This appeal has been filed to allow three exterior signs that violate either of the following restrictions: maximum number of signs per facade or maximum total signage area. Sec. 27-727, Table VIII-11-1 states that attached signs are limited to one sign per facade in a R-1(B) Single Family District. The appellant is requesting to erect two attached signs on the eastern facade of the building, a violation of one sign. Sec. 27-728, Table VIII-11-7(7) states that a sign total area cannot exceed 50 square feet in a R-1(B) Single Family District. The appellant is requesting a single sign that has a total square footage of 87 square feet, a violation of 37 square feet, located at 2100 North 18th Street.

Total number of agenda items: 4

CITY PLANNING COMMISSION

FEBRUARY 10, 2020

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT
AGENDA**
- V. REPORTS**

APRIL 27, 2020 MEETING

- VI. ADJOURN**

**CITY PLANNING COMMISSION
AGENDA**

FEBRUARY 10, 2020

6:30 PM

I. CALL TO ORDER

II. REPORTS

Discussion of 4/27/2020 Meeting

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE JANUARY 13, 2020 MINUTES

A. Special Use Permit Petitions

- | | | |
|---------------------------|-------------|----------------------------|
| 1. #SP-19402-00123 | Reference: | SP-2020-12 |
| Filed: 12/24/2019 | Petitioner: | RACHEL A. MCMEACHIN |
| | Address: | 556 LOWELL AVE |

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (#SP-2019-1 - expires 2/28/2020) for a live/work space for aerial classes

- | | | |
|---------------------------|-------------|----------------------------------|
| 2. #SP-19402-00126 | Reference: | SP-2020-15 |
| Filed: 12/27/2019 | Petitioner: | SCOTT AND REBECCA JOHNSON |
| | Address: | 521 S 11TH ST |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2019-8 - expires 2/28/2020) for office, shop, vehicle recycling and storage of up to three (3) cars and trailers on-site at 521, 523 and 525 South 11th Street

B. Subdivision Petitions

IV. CONSENT AGENDA

B. Subdivision Petitions

1. **#SB-19404-00031** Reference: **CABELAS REPLAT**
 Filed: 12/27/2019 Petitioner: **STEVEN KRAJEWSKI/CABELA'S WHOLESALE, LLC**
 Address: **10300 CABELA DR**

SYNOPSIS: Final Plat to split parcel into two (2) parcels

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. **#CZ-19401-00036** Reference: **3214**
 Filed: 12/27/2019 Petitioner: **BRANDON BECKER/BCB HOLDINGS, LLC**
 Address: **3316 N 131ST ST**

SYNOPSIS: Change of Zone (R-1 Single Family District) to remove stipulation for a pedestrian trail connection to Leavenworth Road for Piper Creek Estates in conjunction with Piper Creek Estates Final Plat

B. Special Use Permit Petitions

1. **#SP-19402-00094** Reference: **SP-2019-102**
 Filed: 08/30/2019 Petitioner: **BROWNING-FERRIS INDUSTRIES**
 Address: **3150 N 7TH ST TRFY**

SYNOPSIS: Special Use Permit for a solid waste hauling facility with solid waste transfer station addition

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

2. **#SP-19402-00095** Reference: **SP-2019-103**
Filed: **09/23/2019** Petitioner: **EVAN DOLBY**
Address: **3140 S 28TH ST**

SYNOPSIS: Special Use Permit (#SP-2017-4 - expired 3/30/2019) for a tire distribution center

3. **#SP-19402-00107** Reference: **SP-2019-115**
Filed: **10/25/2019** Petitioner: **ANDREW NEHRIG**
Address: **3101 S 7TH ST**

SYNOPSIS: Special Use Permit (#SP-2018-85 - expired 10/25/2019) for a short-term rental/AIRBNB

4. **#SP-19402-00109** Reference: **SP-2019-117**
Filed: **10/25/2019** Petitioner: **FRED DEL TORO**
Address: **3447 N 31ST TER**

SYNOPSIS: Special Use Permit to keep a horse

5. **#SP-19402-00110** Reference: **SP-2019-118**
Filed: **10/25/2019** Petitioner: **FRED DEL TORO**
Address: **3456 N 31ST TER**

SYNOPSIS: Special Use Permit to keep chickens and livestock

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

6. #SP-19402-00124 Reference: **SP-2020-13**
Filed: 12/27/2019 Petitioner: **BRIAN GLASSER**
Address: **508 OHIO AVE**

SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB

7. #SP-19402-00125 Reference: **SP-2020-14**
Filed: 12/27/2019 Petitioner: **CRAIG N. SEETIN**
Address: **1202 KANSAS AVE**

SYNOPSIS: Special Use Permit for automotive repair and sales

C. Subdivision Petitions

1. #SB-19404-00023 Reference: **PIPER CREEK ESTATES**
Filed: 09/27/2019 Petitioner: **BRANDON BECKER/BCB HOLDINGS, LLC**
Address: **3316 N 131ST ST**

**SYNOPSIS: Final Plat for 46 single-family lots in conjunction with Change of Zone
Application #3214**

Total number of agenda items: 12

VI. ADJOURN