

BOARD OF ZONING APPEALS

AGENDA

APRIL 13, 2020

6:00 PM

A. Zoning Appeal Petitions

1. #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.

2. #ZA-20410-00007 Reference: 2373

Filed: 02/28/2020 Petitioner: CHARLES HOUSEHOLDER
Address: 1101 ORVILLE AVE

SYNOPSIS: This appeal has been filed to allow for setbacks less than the required distance for the construction of a second story of a structure that currently sits within both the front yard and exterior side yard setbacks. Section 27-455(c)(2)a states that setbacks from the front yard line shall be no less than 25 feet. Section 27-455(c)(2)c states that setbacks from an exterior side yard of a corner lot be no less than 25 feet. The appellant is proposing to construct a second floor to a pre-existing structure that sits within the required setback. The appellant is requesting a front yard setback of 7 feet, a violation of 18 feet, and an exterior side yard setback of 13 feet, a violation of 12 feet at 1101 Orville Avenue.

Total number of agenda items: 2

CITY PLANNING COMMISSION

APRIL 13, 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**
- VI. ADJOURN**

**CITY PLANNING COMMISSION
AGENDA**

APRIL 13, 2020

6:30 PM

I. CALL TO ORDER

II. REPORTS

CMIP Presentation - Robert Anderson

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE MARCH 9, 2020 MINUTES

A. Special Use Permit Petitions

1. **#SP-20402-00012** Reference: **SP-2020-27**
Filed: **02/28/2020** Petitioner: **BLANE MCCANN/PIPER UNIFIED SCHOOL DISTRICT #203**
Address: **4420 N 107TH ST**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-28 - expires 4/5/2020) for a modular classroom at Piper Middle School

B. Subdivision Petitions

1. **#SB-20404-00004** Reference: **CABELA'S SECOND PLAT**
Filed: **02/28/2020** Petitioner: **LINDSEY LUND BASS PRO SHOPS/CABELA'S**
Address: **10300 CABELA DR**

SYNOPSIS: Final Plat for two commercial lots

IV. CONSENT AGENDA

B. Subdivision Petitions

2. **#SB-20404-00003** Reference: **WEST RIDGE ESTATES SECOND PLAT**
Filed: **02/28/2020** Petitioner: **MATT SCHLICHT/ENGINEERING SOLUTIONS**
Address: **4401 N 115TH ST**

SYNOPSIS: Final Plat for six single-family lots

3. **#SB-20404-00005** Reference: **AMERICAN ROYAL**
Filed: **03/02/2020** Petitioner: **KORB MAXWELL/POLSINELLI PC**
Address: **11602 STATE AVE**

SYNOPSIS: Final Plat for three lots (nine tracts) at 1620 North 118th Street and 11704 State Avenue in conjunction with Final Plan Review #PR-2020-9

C. Plan Review Petitions

1. **#PR-20405-00001** Reference: **PR-2020-3**
Filed: **01/24/2020** Petitioner: **JOHN S ODOM, ARCHITECT**
Address: **7525 STATE AVE**

SYNOPSIS: Final Plan Review to rebuild Captain D's restaurant (which was destroyed by fire)

2. **#PR-20405-00007** Reference: **PR-2020-9**
Filed: **03/01/2020** Petitioner: **KORB MAXWELL/POLSINELLI PC**
Address: **11704 STATE AVE**

SYNOPSIS: Final Plan Review for American Royal development at 1620 North 118th Street and 11704 State Avenue in conjunction with American Royal Final Plat

IV. CONSENT AGENDA

C. Plan Review Petitions

3. #PR-20405-00009 Reference: PR-2020-11
Filed: 03/03/2020 Petitioner: ALFRED J TOLOZA/ALFRED BENESCH & COMPANY
Address: 300 N JAMES ST

SYNOPSIS: Final Plan Review for improvements and force main rehabilitation to Pump Station Number 2

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. #CZ-20401-00004 Reference: 3218
Filed: 01/24/2020 Petitioner: BENJAMIN STEPHENS/COPART
Address: 8600 GIBBS RD

SYNOPSIS: Change of Zone from R-1 Single Family District to MP-3 Planned Heavy Industrial District for outdoor storage of used, damaged and undamaged, operable and inoperable automobiles, trucks, other vehicles, boats, and construction/farm equipment and machinery for wholesale online and retail auction, with accessory office, shipping/receiving and customer parking in conjunction with Special Use Permit Application #SP-2020-24.

B. Special Use Permit Petitions

1. #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

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

2. **#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

3. **#SP-20402-00009** Reference: **SP-2020-24**
Filed: **01/24/2020** Petitioner: **BENJAMIN STEPHENS/COPART**
Address: **8440 GIBBS RD**

SYNOPSIS: Special Use Permit for outdoor storage of used, damaged and undamaged, operable and inoperable automobiles, trucks, other vehicles, boats, and construction/farm equipment and machinery for wholesale online and retail auction, with accessory office, shipping/receiving and customer parking in conjunction with Change of Zone Application #3218

4. **#SP-20402-00010** Reference: **SP-2020-25**
Filed: **02/28/2020** Petitioner: **KRISTI PRIDDY**
Address: **3425 N 87TH ST**

SYNOPSIS: Special Use Permit to keep small livestock, chickens, ducks, goats and a mini-pony

5. **#SP-20402-00011** Reference: **SP-2020-26**
Filed: **02/28/2020** Petitioner: **MIKE REILLY/JMK PARTNERS, LLC**
Address: **1151 N 126TH ST**

SYNOPSIS: Special Use Permit for grading for possible future development

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

6. #SP-20402-00013 Reference: **SP-2020-28**
Filed: 02/28/2020 Petitioner: **TAMARA LUCE**
Address: **2751 ESPENLAUB LN**

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

7. #SP-20402-00015 Reference: **SP-2020-30**
Filed: 02/28/2020 Petitioner: **KIRAN CHELLURI**
Address: **3848 N 123RD ST**
 3846 N 123RD ST

SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB at 3846 and 3848 North 123rd Street

C. Vacation Petitions

1. #VC-20403-00001 Reference: **S-2020-5**
Filed: 03/03/2020 Petitioner: **BRIAN GLASSER**
Address: **508 OHIO AVE**

SYNOPSIS: Vacation of a street

Total number of agenda items: 16

VI. ADJOURN