



DATE: January 11, 2022
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of December 30, 2021, Zoning Committee Hearing

OLD BUSINESS

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
1.	79 N Western Nonconforming Restaurant Expansion (21-320-126) Expansion of a legal nonconforming restaurant into an adjacent building.	Approval with conditions	Approval with conditions (6 - 0)
	Address: 79 N Western NW corner at Holly Avenue		
	District Comment: District 8 made no recommendation		
	Support: 2 people spoke, 2 letters		
	Opposition: 0 people spoke, 1 letter		

NEW BUSINESS

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
2.	647 York Rezoning (21-324-323) Rezone from B3 general business to T2 traditional neighborhood	Approval	Approval (5 - 0)
	Address: 647 York Avenue between Payne Ave and Greenbrier St		
	District Comment: District 5 submitted a letter recommending approval		
	Support: 0 people spoke, 0 letters		
	Opposition: 0 people spoke, 0 letters		
	Hearing: closed		
	Motion: Approval		

		<u>Staff</u>	<u>Recommendation Committee</u>
3.	1128 Mackubin Rezoning (21-323-222) Rezone from R4 single- family residential to RT1 two-family residential	Approval	Approval (5 - 0)
	Address: 1128 Mackubin Street between Jessamine Avenue W. and Maryland Avenue W.		
	District Comment: District 6 submitted a letter recommending approval		
	Support: 0 people spoke, 0 letters		
	Opposition: 0 people spoke, 0 letters		
	Hearing: closed		
	Motion: Approval		

		<u>Staff</u>	<u>Recommendation Committee</u>
4.	470 S Lexington (1074-1096 James) CUP & Variances (21-327-115) Conditional use permit for a 69' 10`` building height. Variances for front yard setback (25' minimum, propose 13' 9" to balconies & 18' to wall), rear yard setback (18' 11`` minimum, 0' proposed), north side yard setback (18' 11`` minimum, 10' proposed), and south side yard setback (18' 11" minimum, propose 4' 5" to balconies and 10' to wall)	Approval with conditions	Laid Over (6 - 0)
	Address: 470 S Lexington (1074-1096 James) between James Ave & Randolph Ave		
	District Comment: District 14 submitted a letter recommending approval		
	Support: 0 people spoke, 2 letters		
	Opposition: 4 people spoke, 10 letters		
	Hearing: closed		
	Motion: Lay over to January 13, 2022		

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
5.	<p>470 S Lexington Parkway Site Plan Review (21-325-815) Site plan review for a new 5-story multi-family development with 114 dwelling units and two levels of structured parking.</p> <p>Address: 470 S Lexington (1074-1096 James) between James Avenue and Randolph Avenue</p> <p>District Comment: District 14 made no recommendation</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 0 people spoke, 2 letters</p> <p>Hearing: closed</p> <p>Motion: Lay over to January 13, 2022</p>	Approval with conditions	Laid Over (6 - 0)