Legislation Details (With Text)

File #:	2019-2653	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	3/20/2019	**In control:**	City Council - Regular Session
On agenda:	3/28/2019	**Final action:**	
Title:	Public Hearing: Application #PL2019-090 - Preliminary Development Plan - MC Power Tracker, 4043 NE Lakewood Way; MC Power Companies, Inc., applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Site Plan, 3. Photos and Mock-up, 4. Modification Narrative, 5. Location Map		

Date	Ver.	Action By	Action	Result
3/28/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-090 - Preliminary Development Plan - MC Power Tracker, 4043 NE Lakewood Way; MC Power Companies, Inc., applicant.

Issue/Request:
The applicant proposes the installation of a 32-panel ground-mounted solar array in the Eastport Business Park. The array is proposed within the front yard along the site's NE Lakewood Ct street frontage. The Unified Development Ordinance (UDO) requires ground-mounted solar arrays to be located within a rear yard. The proposed location of the solar array requires a modification to the UDO, thus prompting the requirement for a preliminary development plan application. Staff supports the requested modification.

Josh Johnson, AICP, Assistant Director of Plan Services
Jeremy Merz, Applicant

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the requirement that ground-mounted solar arrays be located in the rear yard, to allow the ground-mounted solar array to be located in the front yard along NE Lakewood Ct.

Planning Commission held a public hearing on March 28, 2019 and unanimously recommended approval of the application with the modification as noted.