

Legislation Details (With Text)

File #: 2021-4505 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 10/28/2021 **In control:** City Council - Regular Session

On agenda: 12/7/2021 **Final action:** 12/7/2021

Title: Public Hearing: Application #PL2021-289 - Preliminary Development Plan - ReNourish Counseling Office, 102 SW 2nd Street; ReNourish, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Minutes, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Stormwater Memorandum, 5. Preliminary Development Plan, 6. Photo of Existing Structure, 7. Modification Request Letter, 8. Location Map

Date	Ver.	Action By	Action	Result
12/7/2021	1	City Council - Regular Session	presented	
11/4/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-289 - Preliminary Development Plan - ReNourish Counseling Office, 102 SW 2nd Street; ReNourish, applicant.

Issue/Request:

The applicant proposes to refurbish the existing home into a nutritional counseling office. The applicant proposes to provide one (1) ADA parking stall on site. The three (3) remaining required parking stalls will be provided off site at the public parking lot located at 204 SW Market St.

Rebecca McConville, Applicant's Representative
Josh Johnson, AICP, Assistant Director of Plan Services

With the conditions of approval below and as outlined in the staff letter, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the minimum UDO parking lot setbacks, to allow a 3.5' parking lot setback along SW 2nd Street; a 2.4' set back from the east property line; and an 11.5' setback from the west property line.
2. Development shall be in accordance with the preliminary development plan dated October 5, 2021.
3. Parking lot screening of 12 shrubs per 40 linear feet to a height of two and one-half (2.5') feet, shall be provided along the edge of the parking lot area parallel to the western property line.

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Jana-Ford, the Planning Commission unanimously voted on November 4, 2021, to recommend approval of Application #PL2021-289 - Preliminary Development Plan - ReNourish Counseling Office, 102 SW 2nd Street; ReNourish, applicant.