



DATE: March 12, 2021
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of March 11, 2021, Zoning Committee Hearing

NEW BUSINESS

1. **James-Lexington Apartments (21-225-115)**
Conditional use permit for a 65' 8" building height. Variances for front yard setback (25' minimum, 18 ft. proposed), rear yard setback (11' 9 1/2" minimum, 0' proposed), and side yard setbacks (north: 16'10" minimum for tall portion, 10' proposed; 11' 9 1/2" minimum for short portion, 10' proposed; south: 16' 10" minimum, 10' proposed).

Address: 1074 James Avenue
between Lexington Parkway and I-35E

District Comment: District 14 recommended approval

Support: 0 people spoke, 8 letters

Opposition: 0 people spoke, 2 letters

Hearing: closed

Motion: Approval with conditions

	<u>Recommendation</u>	
	<u>Staff</u>	<u>Committee</u>
	Denial	Approval with conditions (5 - 1) (Taghioff)

2. **North End Community Center (21-237-397)**
Conditional use permit for multi-use community recreation center, with modification of conditions to permit parking in the minimum front yard and principal access to be from Lawson Street. Variance for parking front setback (25' minimum, 7' proposed).

Address: 1025 Rice Street
NW corner at Lawson

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 with a condition

	<u>Recommendation</u>	
	<u>Staff</u>	<u>Committee</u>
	Approval with a condition	Approval with a condition (7 - 0)



		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
3.	<p>Lexington Landing Phase II (21-239-633) Conditional use permit for a 50' building height.</p> <p>Address: 915 Albion Avenue NW corner at W 7th St</p> <p>District Comment: District 15 submitted a letter recommending approval</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 0 people spoke, 0 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with a condition</p>	Approval with a condition	Approval with a condition (7 - 0)
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	<p>Grand-Cleveland Parking Lot (21-241-161) Site plan review for a parking lot condition amendment</p> <p>Address: 2060 Summit Avenue NW corner of Grand & Cleveland</p> <p>District Comment: District 14 recommended approval</p> <p>Support: 2 people spoke, 0 letters</p> <p>Opposition: 0 people spoke, 0 letters</p> <p>Hearing: closed</p> <p>Motion: Lay over to March 25, 2021</p>	Approval with a condition	Laid Over (7 - 0)