DATE: March 1, 2019

TO: Planning Commission

FROM: Zoning Committee

SUBJECT: Results of February 28, 2019 Zoning Committee Hearing

NEW BUSINESS

1. **Hazel Assisted Living (19-009-992)**
   Conditional use permit to increase adult care home residents from 24 to 28.
   
   **Address:** 1105 Hazel St N  
   north of Magnolia Avenue
   
   **District Comment:** District 2 recommended approval
   
   **Support:** 0 people spoke, 1 letter
   
   **Opposition:** 0 people spoke, 0 letters
   
   **Hearing:** closed
   
   **Motion:** Approval with a condition

   **Recommendation**
   
   **Staff**  
   Approval with a condition
   
   **Committee**  
   Approval with a condition (6 - 0)

2. **Charles Belcher / Pristine Motors (19-010-159)**
   Nonconforming use permit to expand outdoor auto sales (14 “for sale” cars & 8 customer/employee parking spaces currently; 24 “for sale” cars & 5 customer/employee spaces proposed); and variances for maneuvering lane width (20’ required; 18’ proposed), curb cut location, and maximum % of compact parking spaces (50% allowed; 100% of customer/employee spaces proposed).
   
   **Address:** 1265 Arcade St  
   NW corner at Orange Avenue
   
   **District Comment:** District 5 made no recommendation
   
   **Support:** 0 people spoke, 0 letters
   
   **Opposition:** 0 people spoke, 1 letter
   
   **Hearing:** closed
   
   **Motion:** Approval with a condition

   **Recommendation**
   
   **Staff**  
   Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions
   
   **Committee**  
   Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions (5 - 0)

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER
Motion: Denial of variances for curb cut location and maximum % of compact parking spaces, and approval of the nonconforming use permit and variance for maneuvering lane width with conditions