

Legislation Text

File #: 20-4640, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z1219-0123, submitted by Greg Auen, for a change of zoning from Industrial to Industrial with a Conditional Use Permit to allow outdoor storage in the front setback, located at 910 West Kearney Street.

(One response in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The applicant recently constructed a six-foot tall board-on-board screening fence along the front property line of his towing business with the intent of using the front yard area for outdoor storage. Outdoor storage is permitted in Industrial zoning districts, but is not permitted in front yard setbacks.

Staff's opinion is that outdoor storage in a front yard is not appropriate, particularly on a street like Kearney Street that is, for the most part, not an industrial street.

On January 13, 2020, the Planning and Zoning Commission voted unanimously to approve Application No. Z1219-0123 for a change of zoning from Industrial to Industrial with a Conditional Use Permit to allow outdoor storage in the front setback.

Recommended/Desired Action

After the public hearing, staff recommends denial.

Attachment(s)

Staff report & maps

P&Z minutes

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong