



## Legislation Text

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**File #:** ID 24-0295, **Version:** 1

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Public Hearing and Action on a Commercial Corridor Design Review Overlay District Site Plan for Lots 1-8, Block 4, Hill Park Addition.

**Summary:**

CD Properties LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lots 1-8 in Block 4 of Hill Park Addition along 6<sup>th</sup> Street between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue.

**Recommendation:**

The Development Review Team recommends approval of the site plan including the following requested exceptions:

- Reduction of required parking by 10 spaces.
- Balconies to encroach front yard setbacks of 12<sup>th</sup> and 13<sup>th</sup> Avenue by 3-feet 7-inches.

The Planning Commission voted 7-1 to recommend approval of the site plan including the following requested exceptions:

- Reduction of required parking by 10 spaces.
- Balconies to encroach front yard setbacks of 12<sup>th</sup> and 13<sup>th</sup> Avenue by 3-feet 7-inches.

**Attachments:**

Memo  
Hearing Notice - City Council  
Hearing Notice - Planning Commission  
Planning Commission Minutes  
Application Checklist  
Location Map  
Site Plan  
Floor Plans  
Elevations  
Renderings and Photos