



Agenda Statement

File #: 23-0280 **Version:** 1
Type: New Business **Status:** Passed
File created: 5/18/2023 **In control:** Planning and Zoning Commission
On agenda: 5/24/2023 **Final action:** 5/24/2023
Title: Approval of Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and Adopt Findings

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP 23-01 - Modification Application, 2. CUP 23-01 - Silver Ridge - Area Zoning Map, 3. CUP 23-01 - Silver Ridge - Aerial Map, 4. CUP 23-01 - Silver Ridge - Proposed PUD Modification.pdf, 5. CUP 21-04 Harris - Final Plan, 6. CUP 21-04 Harris - Findings and Conditions

Date	Ver.	Action By	Action	Result
5/24/2023	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and Adopt Findings

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve the request from Silver Ridge Properties LLC to Modify Previously approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and adopt the proposed findings.

SUMMARY STATEMENT:

The Silver Ridge Properties LLC has requested a reduction in the minimum floor area that was approved in the Planned Unit Development (PUD). The approved plan states that the minimum floor area for each unit in a duplex or triplex on these lots will be 1,000 square feet. The applicant is requesting that it be changed to 750 square feet.

Findings:

With the reduction in the minimum floor area the approved PUD will remain consistent with the city code, comprehensive plan, and previously approved findings.