



## Legislation Text

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**File #:** 23-0280, **Version:** 1

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### **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.