



## Legislation Text

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**File #:** ID 18-166, **Version:** 1

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**Subject:**

Consider a request from Glenn Loucks for a special use permit to allow occupancy of not more than four (4) persons, provided one (1) off-street parking space per tenant is provided on the site within the R-2, Residential District on property located at 423 West Market Street.

Presented By: Adam Fletcher, Director - Department of Planning and Community Development

Planning Commission recommended (4-3) to approve the special use permit per section 10-3-40 (7) of the Zoning Ordinance at the 14,000 +/- square foot property identified as tax map parcel 35-U-3 with the following condition:

- Additional landscaping areas shall be provided within the existing parking area as indicated on "Exhibit A" of this report. A 20-foot travel way shall be maintained for vehicles to enter and exit the parcel. The landscape areas shall be visually defined by the use of curbing, landscape timbers, rail road ties, or other infrastructure or material as approved by City staff. Each landscape area shown on "Exhibit A" shall be landscaped and maintained with a tree and three shrubs, and the remainder of the landscape areas shall be landscaped that meets the definition of "landscaping" as defined by the Zoning Ordinance.