

**Name of Body:**  
**Tentative Agenda for Meeting of:**  
**Meeting Begins:**  
**Meeting Location:**  
**Amended Agenda Issued:**

**Planning Board**  
**February 28, 2017**  
**7:00 p.m.**  
**Council Chambers, City Hall**

**AGENDA**

**Pledge of Allegiance**

**1. Approval of the February 14, 2017 Planning Board minutes.**

**2. Consent Calendar**

No Items:

**Public Hearings**

**3. Special Exception Accessory Dwelling Unit Request – Lobley-ADU – 30 Hutchinson Street – Lois & Norman Lobley II**

**PUBLIC HEARING**

Lois and Norman Lobley II are requesting a Special Exception approval for a proposed “After-the-Fact” Accessory Dwelling Unit (ADU) that was created in their home located at 30 Hutchinson Street. The single-family home is 2,216 SF in area and the one-bedroom ADU is 532 SF in area (24% of the principal dwelling). When the applicants purchased the home, it had an existing dwelling unit next to a one-car garage. The applicants show at least four vehicle parking spaces available for vehicles on-site. The property is further identified as Assessor’s Map 33, Lot 78, located within the Residential District A. FINDINGS

**4. Zoning Map Change – Request to Rezone from Residential District A to Residential District G – Property Owners of 1337, 1343, 1351, 1350, 1354, and 1355 Broadway – PUBLIC HEARING**

Ms. Linda Kelley and co-applicants are requesting a land use recommendation from the Planning Board for a proposed Zoning Map Change of their properties located at 1337, 1343, 1351, 1350, 1354, 1355 Broadway from Residential District A to Residential District G. Some of the applicants' properties abut the Conditional G-2 District, which is where Ridgeland Gardens and Estates are located. These facilities provide affordable multi-family housing in a campus setting. Some of the applicants have large lot areas on a public transit corridor and have expressed an interest in building multi-family developments. The applicants believe their request is consistent with the City’s Comprehensive Plan, Chapter: 6 Land Use Goals and Policies; Broadway – Lincoln to Cash Corner Limited Growth area. The parcels are further identified as Assessor’s Tax Map 32 Lots 168 & 169, and Tax Map 41 Lots 1, 2, 27, & 27B, located within Residential District A.

**5. Public Comment on Items Not on the Agenda**

**6. Comments from the Planning Board and Director of Planning & Development**

**7. Adjournment**

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**Please Note:** No new agenda items will be begun after 11:00 p.m. If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board may, prior to its 11:00 p.m. cut-off, offer to the proponents of such items the opportunity to have their items tabled immediately to the beginning of the next regularly scheduled meeting. Agenda items remaining after the 11:00 p.m. cut-off time will automatically be tabled to the next regularly scheduled meeting.