

## **Draft Minutes for the June 5, 2018 Planning Commission Regular Meeting**

### **PZ-18-013: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow three residential units on one lot in the "R-2" Single and Two-family District addressed at 509 W. Mill Street.**

(Applicant: Lammers; Case Manager: H. Mullins)

Mrs. Mullins presented the Staff report and stated Staff recommended approval.

Vice Chair Sonier left the dais at 6:43 p.m.

Vice Chair Sonier returned to the dais at 6:48 p.m.

Chair Edwards asked if anyone wished to speak in favor.

Leslie Lammers, the applicant, provided the history of the property and described the building and the intent of the request. She stated an observation of an increased trend in the demand for rentals in the downtown area

Chair Edwards asked if anyone wished to speak in opposition.

Neil Allen, represented as property number 1 on the notice of public hearing, wished to speak in opposition. He provided their history of their property adjacent to the subject property and described their considerations prior to submitting their opposition. He expressed an understanding of the request but stated their concerns regarding the proposed use. He stated the property is located within a historic district and he wished to protect the historic significance of his property and the surrounding properties. He stated his belief that the request goes against the intent of the zoning ordinance. He expressed concerns regarding increased density, traffic and decreased property values. He stated the proposed use would not preserve the character and integrity of the historic neighborhood.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. The motion carried (6-0-0).

Discussion followed regarding the existing property use and the required parking with the proposed use.

Commissioner Bearden expressed concerns regarding a precedent being set for the neighborhood.

Discussion followed regarding multiple dwelling unit developments types on residential properties and the current development on West Mill Street.

Motion by Vice Chair Sonier, seconded by Commissioner Bearden, to recommend denial to City Council regarding the proposed rezoning to apply a Special Use Permit to allow three residential units on one lot in the "R-2" Single and Two-family District addressed at 509 W. Mill Street. Motion carried, with Chair Edwards and Commissioner Nolte in opposition (4-2-0).