



**22-0044SP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on an Appeal of the Planning and Zoning Commission's Action on a Site Plan (Louisiana Retail), Located at 1719 West Louisiana Street

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** December 6, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Lexie Schrader, Planner I

**RECOMMENDED COUNCIL ACTION:** Staff recommends consideration of and action on the applicant's request to appeal the decision of the Planning and Zoning Commission on the site plan proposed for 1719 West Louisiana Street.

**APPLICATION SUBMITTAL DATE:** May 2, 2022 (Original Application)  
August 26, 2022 (Revised Submittal)  
September 14, 2022 (Revised Submittal)  
September 27, 2022 (Revised Submittal)

**ITEM SUMMARY:** The applicant proposes to construct a 4,590 square foot shopping center (Louisiana Retail) on 0.49 acres at 1719 West Louisiana Street.

Typically, site plans can be approved at the staff level; however, the applicant is seeking a variance, which requires consideration by the Planning and Zoning Commission for approval. The Planning and Zoning Commission considered the request at their October 25, 2022 meeting, where voted to deny the site plan in a 5-2 vote. Staff recommended approval.

Pursuant to Section 146-45(2)(a) of the city's Zoning Ordinance, if an applicant disagrees with the decision of the Planning and Zoning Commission, they may request

that the Commission's action be appealed to the City Council. The applicant has requested such an appeal.

A copy of the Planning and Zoning Commission Staff Report, including detailed information about the proposed site plan, the variance request, and staff's evaluation, is attached to this agenda item for your reference.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no citizen comments in support of or in opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

**BOARD OR COMMISSION ACTION:** On October 25, 2022, the Planning and Zoning Commission voted 5-2-0 to deny the site plan. Vice-Chair Mantzey and Commission Member Wattley opposed.

**SUPPORTING MATERIALS:**

- [Site Plan Appeal Letter](#)
- [Location Map and Aerial Exhibit](#)
- [PZ Staff Report](#)
- [Draft 10.25.2022 PZ Minutes](#)
- [Letter of Intent](#)
- [Proposed Site Plan](#)
- [Proposed Landscape Plan](#)
- [Standard Conditions Checklist](#)
- [Presentation](#)