



Gregory Cottin Variance

Gregory Cottin
Variance

Project No. P23-239

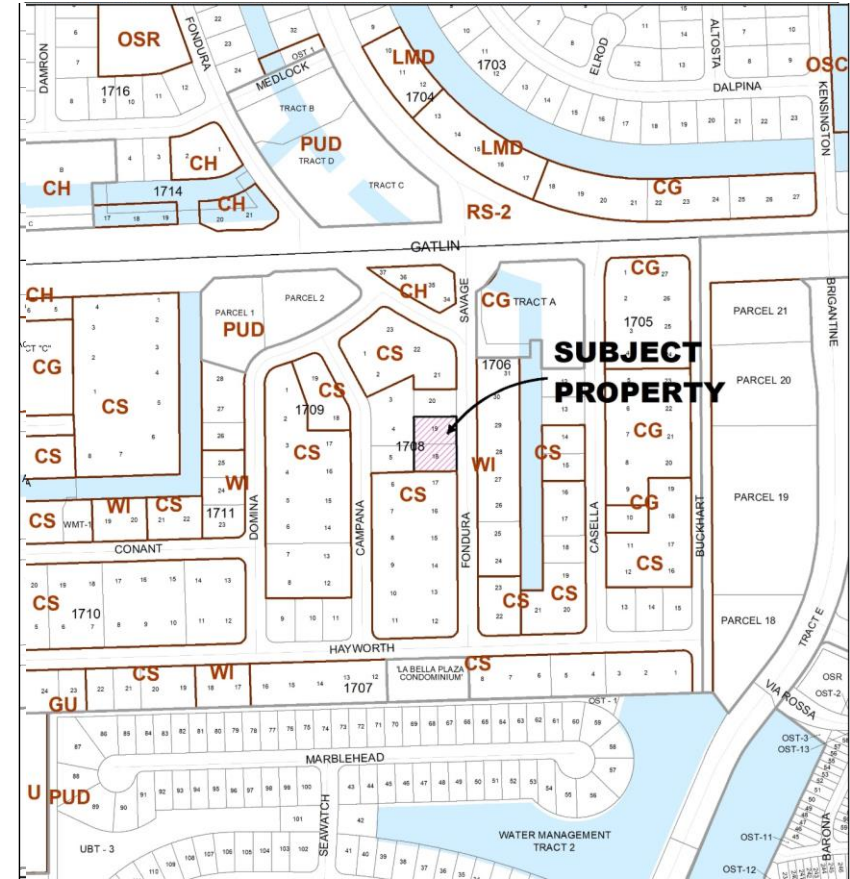
Planning and Zoning Board Meeting
Cody Sisk, Planner II
March 5, 2024

Request Summary

- Owner/Applicant: Gregory D. Cottin (TR) and Patricia H Cottin (TR)
- Location: 2722 SW Fondura Road and 2732 SW Fondura Road
- Request: To grant a variance to allow an isolation of a parcel. Appendix B, Land Use Conversion Manual of the City's Zoning Code requires that rezoning petitions for the conversion of residentially zoned lots avoid the isolation of lots that are insufficient in size to meet the performance standards established for a particular conversion area.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	RS-2
South	Self-Storage	CS	CS
East	Self-Storage	CS	WI
West	Vacant	CS	RS-2



Variance Criteria

1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. Please explain if these conditions and circumstances result from actions by the applicant;
3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both

Conversion Area - Performance Standards

Variance Criteria

- 1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance.
- 2) The plan shall designate adequate buffers surrounding the site and remaining properties.
- 3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.
- 4) The plan shall not allow for access onto residential streets or non-conversion area streets.
- 5) The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval with the following condition: Cross access to Lot 20 from Lots 18 and 19 shall be required.
- Make a motion to recommend approval to the City Council
- Make a motion to recommend denial to the City Council
- Make a motion to table