City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** April 21, 2025.

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** June 10, 2025 (tentative).

4. **Subject:** Conditional zoning request for property located at 215 Glenn Bridge Rd.

5. **Action Requested:** Public hearing to consider a conditional zoning request for the property located at 215 Glenn Bridge Rd from Commercial Industrial (CI) to Commercial Industrial - Conditional Zone (CI-CZ) for the purposes of constructing a 19-unit multi-family building.

6. **Note if time sensitive, and why:** No, not time sensitive.

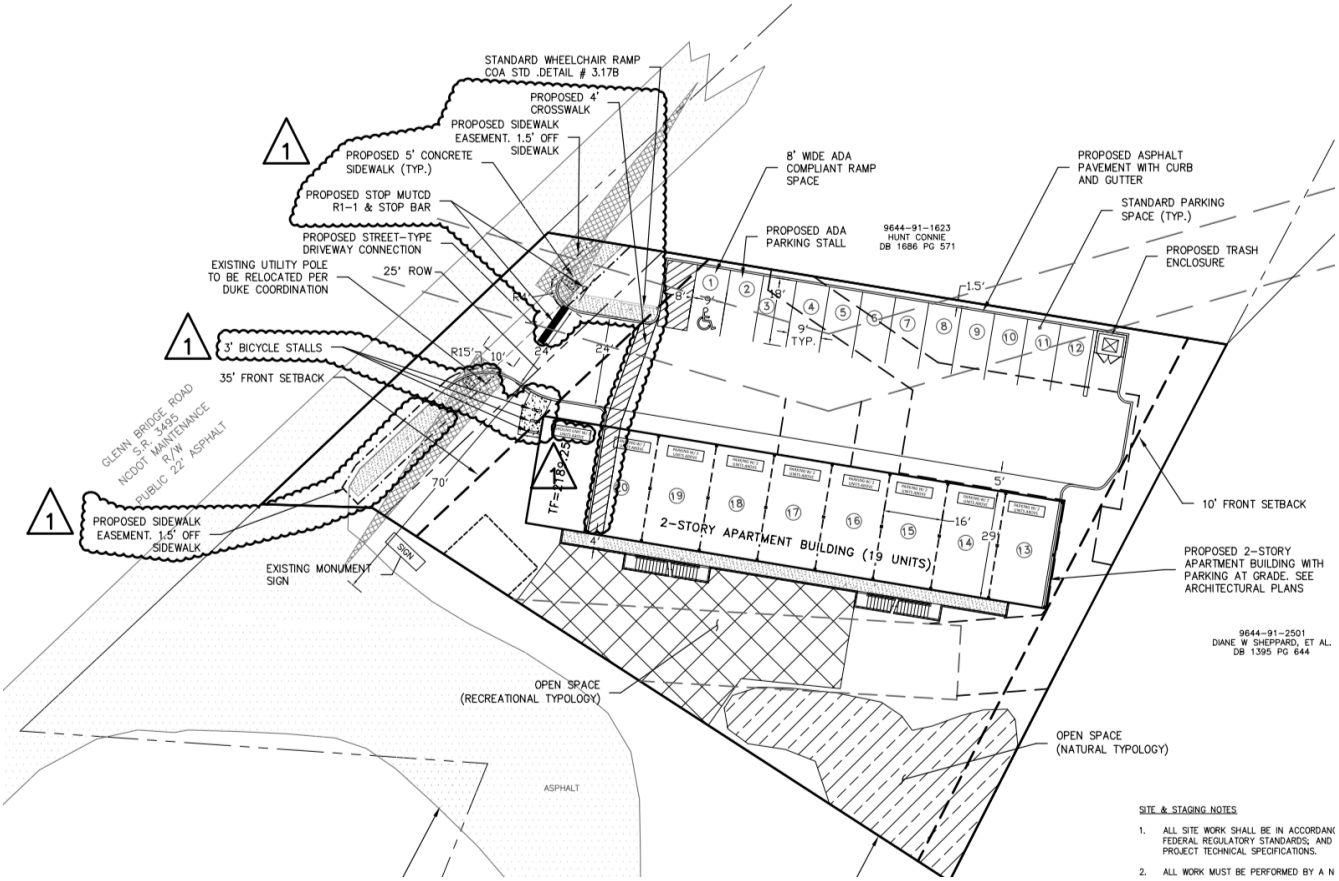
7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

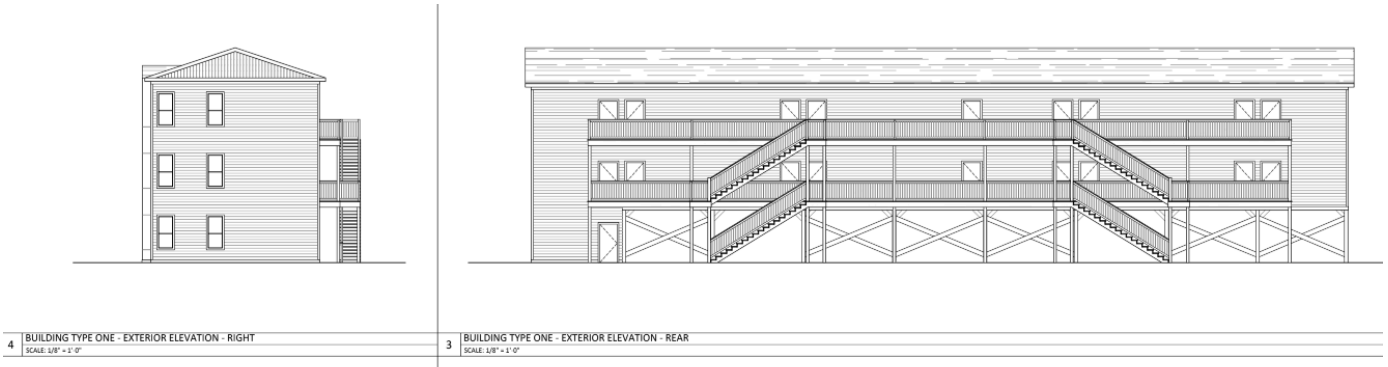
9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Technical Review Committee (TRC) - Approved pending required revisions on April 7, 2025;
    - Planning & Zoning Commission (PZC) - May 7, 2025 - recommended on 6-0 vote.

10. **Identify key issues:**
    - The parcels are currently zoned Commercial Industrial (CI).
    - The project site is vacant with an existing driveway that was the site of a single-family house as recently as 2023.
    - The Future Land Use designation is "Industrial/Manufacturing".
    - The project proposes to construct a 19-unit, three-story, multi-family building, with 20 surface parking spaces.
    - The applicant is requesting a conditional zoning in order to receive technical modifications to standards in the CI district, including:
        i. Increasing the residential density to 35.2 units per acre instead of the 8 units per acre maximum.
    - Access to the site will be from a driveway from Glenn Bridge Rd.
    - New 5'-wide sidewalks are proposed along Glenn Bridge Rd.

Site Plans:

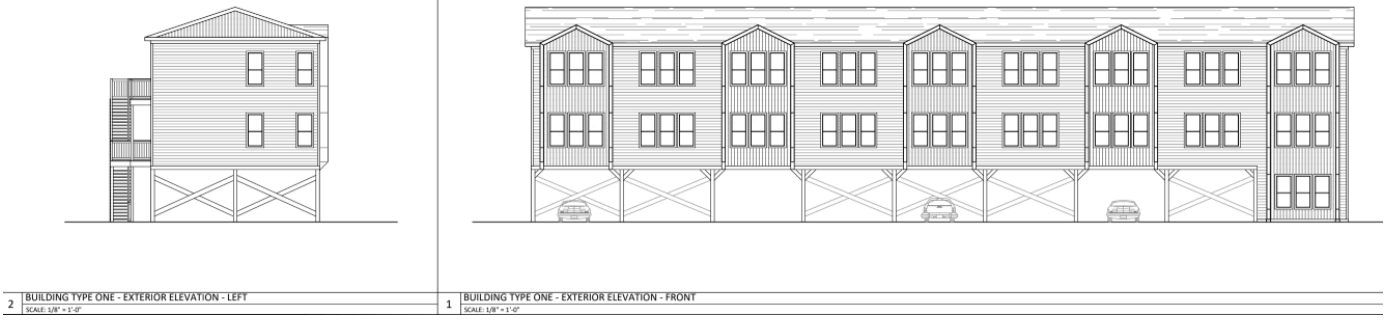


Building Elevations



4 BUILDING TYPE ONE - EXTERIOR ELEVATION - RIGHT
SCALE: 1/8" = 1'-0"

3 BUILDING TYPE ONE - EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE ONE - EXTERIOR ELEVATION - LEFT
SCALE: 1/8" = 1'-0"

1 BUILDING TYPE ONE - EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"