

AGENDA



Thursday, April 24, 2008

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 101**

Subject: Conduct a public hearing and consider an appeal by CWS Capital Partners LLC of the Planning Commission's decision denying its request for a variance from Waterfront Overlay development regulations (City Code Chapter 25-2) for property located at 222 East Riverside Drive in the South Shore Central Subdistrict.

Amount and Source of Funding: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: George Zapalac, 974-2725; Javier Delgado, 974-7648

Boards and Commission Action: The Planning Commission denied the requested Waterfront Overlay variance and site plan; The PARD Board recommended denial of the requested Waterfront Overlay variance.

CWS Capital Partners, LLC is appealing the Planning Commission's decision of October 9, 2007, which denied its request for a Waterfront Overlay variance under City Code Section 25-2-713(B).

The proposed development consists of 390 units of multi-family residential in addition to a parking garage, water quality pond, hike and bike trail, and other associated improvements. The applicant requested approval of a site plan for the proposed development and a variance reducing the setback required by Section 25-2-742(C) from 50 to zero feet between the secondary and primary setback lines parallel to the Town Lake shoreline.