

WATERFRONT PLANNING ADVISORY BOARD
STAFF REPORT

WPAB DATE: May 12, 2014

CASE: 1106 Lambie Street (SP-2013-0484C)

APPLICANT: Prossner & Associates (Kurt M. Prossner, P.E.)

ZONING: CS-MU-CO-NP

REQUEST: To exceed the maximum allowable impervious cover of 40% in the Festival Beach Subdistrict

STAFF COMMENTS: The applicant proposes to construct four (4) two-story detached residential condominiums on a 0.189-acre lot, and requests to exceed the 40 percent maximum allowed within the Festival Beach Subdistrict of the Waterfront Overlay Combining District (LDC 25-2-735, *Festival Beach Subdistrict Regulations*). According to site plans submitted on December 18, 2013, 4,576 sq. ft. (or 55.45%) of impervious cover is proposed for this development.

DESCRIPTION OF PROCESS: As per LDC Section 25-2-713 (*Variances*), an applicant may request a variance from the Waterfront Planning Advisory Board, and may recommend approval of the variance after determining that:

1. The proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
2. The variance is the minimum required by the peculiarities of the tract.

If the Board recommends approval of the variance, this recommendation will be forwarded to the Planning Commission, which will consider the variance at the next regularly-scheduled meeting for which notice can be provided.

If the Board recommends denial, the applicant may appeal the Board's recommendation to the City Council.

SUMMARY STAFF RECOMMENDATION: To recommend approval of the request to provide a maximum of 55.45% impervious cover within the proposed multi-family development.