



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: April 8, 2025

Agenda Item No.:
13

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - 24-0640-VAR1 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: HARBOR COVE PROPERTIES, LLC - For possible action on a Land
Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES
NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT on 0.32 acres
at 2980 Harbor Cove Drive (APN 138-16-213-059), R-PD5 (Residential Planned Development -
5 Units per Acre) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest Petitions and Executive Summary of Objections
7. Backup Documentation Submitted for the February 11, 2025 Planning Commission Meeting
8. Backup Documentation Submitted for the March 11, 2025 Planning Commission Meeting
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Documentation Not Vetted - Protest Letters with Exhibits, Executive Summary of Objections, and Protest Petitions