

The Hearing Officer meeting was held on Wednesday, April 26, 2023 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time.

PETITIONS:

CU-10-23 **Omega Properties (Springpoint Architects)**
505 N. Walnut Street
Request: Conditional use approval to allow a student housing or dormitory use in existing buildings in the Mixed-Use Downtown zoning district within the Downtown Core downtown character overlay (MD-DC).
Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented the staff report on CU-10-23. Staff is recommending approval of CU-10-23 with adoption of the proposed findings in the staff report, including the following condition:

1. This conditional use approval is limited to a maximum of one five-bedroom dwelling unit in the existing house and one studio dwelling unit in the existing accessory structure, as proposed in the filing documents.

Barre Klapper, Springpoint Architects, presented on behalf on the petitioner.

Discussion ensued regarding setback requirements.

PUBLIC COMMENT:

Elaine Amerson, HOA board member, spoke against this petition. She doesn't believe single family homes should be turned into student dormitories.

Dan Rarey, adjacent property owner, spoke against this petition. He believes this property will become a party house.

Discussion ensued regarding whether a variance will be required or not.

Robling moved to continue CU-10-23 to the May 10th, 2023 Hearing Officer meeting.

Meeting adjourned 3:12 P.M.