

**City Planning Commission Decision Grid  
March 18, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>M-04-12-13</u></b> To amend the Zoning Map by rezoning the property at 435 Westfall Road from R-3/O-O (High Density Residential District with Office Overlay) to R-3/O-B (High Density Residential District with Overlay Boutique) to allow for the conversion of an existing barn building to a coffee shop.</p>	435 Westfall Road	<b>4-0-0</b>	<b>RECOMMEND APPROVAL</b>
<p><b><u>E-024-12-13</u></b> To continue the previously approved outdoor live entertainment at Nola's BBQ on the following days: Wednesday, Friday and Saturday until 10:00 P.M.; Sunday until 9:00 P.M.; and a maximum of five events per year (season) on Monday, Tuesday or Thursday until 10:00 P.M.</p>	4769-4775 Lake Avenue	<b>3-1-0</b>	<b>NO ACTION</b>
<p><b><u>E-030-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	2153 Clifford Avenue	<b>0-4-0</b>	<b>DENIED</b>
<p><b><u>E-031-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	335-337 Remington Street	<b>0-4-0</b>	<b>DENIED</b>
<p><b><u>E-032-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	747 Joseph Avenue	<b>0-4-0</b>	<b>DENIED</b>
<p><b><u>E-037-12-13</u></b> To change the use of this existing mini-mart and its proposed expansion to a full-line food store offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 7:00 AM to 11:00 PM daily.</p>	536 Jay Street	<b>4-0-0</b>	<b>APPROVED</b>
<p><b><u>E-038-12-13</u></b> To convert a former vehicle sales operation to a high-impact convenience store offering for sale BEER, LOTTO and TOBACCO products, not meeting the transparency requirements and establishing more than 110% of the parking requirement, with hours of operation from 7:00 AM to 11:00 PM daily.</p>	363-377 E. Ridge Road	<b>4-0-0</b>	<b>APPROVED</b>
<p><b><u>E-039-12-13</u></b> To continue the previously approved live entertainment at Boulder Coffee.</p>	739 Park Avenue	<b>4-0-0</b>	<b>APPROVED</b>
<p><b><u>E-040-12-13</u></b> To establish a low-impact retail liquor store in this vacant, nonconforming building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 5:00 PM on Sunday.</p>	1534 N. Goodman Street	<b>3-1-0</b>	<b>NO ACTION</b>
<p><b><u>E-041-12-13</u></b> To establish a residential care facility for 10 seniors transitioning from nursing home care to independent living.</p>	1119 Joseph Avenue	<b>4-0-0</b>	<b>APPROVED FOR 1 YEAR (from date of issuance of C of O)</b>
<p><b><u>E-042-12-13</u></b> To establish the University Preparatory Charter School for Young Men, Grades 7-12, with a maximum occupancy of 450 students in this vacant former nursing home, and to review an Alternative Parking Plan associated with this proposed development.</p>	1290 Lake Avenue	<b>4-0-0</b>	<b>APPROVED WITH CONDITION</b>

**CONDITIONS:**

**E-042-12-13 (1290 Lake Avenue):**

- 1) A traffic management plan must be submitted as part of final site plan review that addresses any potential traffic issues related to bus queuing and general traffic flow around the site, as well as provide a detailed description of how parent pick-up and drop-offs will occur on Seneca Parkway, including any proposed changes to on-street parking regulations and corresponding signage to accommodate short term parking there.