



## REQUEST FOR ACTION

Variance No. CD2026-005VAR by 621 Center St LLC

**MEETING DATE:**

June 3, 2026

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Public Hearings

**PRESENTER:**

Elliot Mohler

**Action Requested:**

Adopting a Resolution denying Variance No. CD2026-005VAR by 621 Center St LLC.

**Report Narrative:**

The applicant proposes constructing a 12-unit apartment complex at 621 Center St E. The site is approximately 0.2 acres in size and is zoned R-2x (Low Density Residential Infill), and the underlying land use designation is Medium Density Residential. The site is currently being used for multifamily residential with at least five units. The property to the west is also being used for multifamily residential. The property to the north and the property to the east are duplexes.

The applicant is seeking relief to the requirements imposed by the UDC's Neighborhood Protection Standards. The subject site is designated a regulated lot, which is defined as any lot in a mixed-use or non-residential district, or a lot containing more than four residential units in a residential district, that is abutting a protected lot. The lot to the north and the lot to the east are designated as protected lots. A protected lot is defined as any lot in an agricultural or residential district that contains 1) a household living use of four units or less, or 2) a group living use occupying a single-family detached dwelling. Below are the sections of the Unified Development Code that the applicant is seeking relief from.

1. Unified Development Code, Section 60.400.020F.3 "Building Setbacks" reads as follows: "Along their common property line, the minimum side or rear building setback on each regulated lot shall be 25 feet".
2. Unified Development Code, Section 60.400.020F.6 "Bufferyards" reads as follows: "Along any common lot line with a protected lot, each regulated lot shall install a bufferyard meeting the standards of a level 4 bufferyard in Table 400.06-4, Bufferyard Levels, or buffering of equal or greater effectiveness in mitigating the impacts of noise, lighting, glare, odor, and vehicle activity, as determined by the Community Development Director".
3. Unified Development Code, Section 60.400.080J.3 "Dimensions of Parking Spaces and Drive Aisles" reads as follows:
  1. "All on-site parking and maneuvering areas shall be constructed according to the following dimensional standards.
  2. All parking aisles shall terminate with a bump-out for turnaround maneuverability.
  3. The length of a parking stall may be reduced, allowing the front of vehicles to overhang the required parking space to the extent shown in Table 400.08-5, Parking Dimension Requirements, provided that:
    1. Any raised curb in the overhang areas is no more than four inches in height; and
    2. The front of the parking space is located adjacent to a landscaped area or sidewalk that is at least six feet in width.
  4. Parking space dimensions shall meet the requirements of Table 400.08-5, Parking

Dimension Requirements, unless specifically stated otherwise in this Section”.

The applicant has provided a proposal that deviates from the UDC requirements as follows (visually represented in Figure 2):

1. The applicant is requesting the standard 10-foot side yard setback to the shared property line to the east as opposed to the required 25-foot setback.
2. The applicant is requesting a 10-foot-wide bufferyard with the following: five (5) canopy trees, six (6) understory trees, nineteen (19) shrubs, and a wooden fence along the east property line. The applicant also requests that the 25-foot bufferyard requirement not be enforced along the shared northern property line. They have instead proposed including six (6) canopy trees, seven (7) understory trees, twenty-three (23) shrubs, and a wooden fence along the shared northern property line. This deviates from the required 25-foot-wide bufferyard along the shared property line with a protected lot, which should include six (6) canopy plantings, five (5) understory plantings, twenty (20) shrubs, and a six (6) foot tall wooden fence or berm.
3. The applicant is requesting a reduction in the required 23-foot-wide drive aisle to a 20-foot-wide drive aisle.

**Policy Considerations & DEI Impact:**

There are no policy considerations or DEI impacts for this item.

**Fiscal & Resource Impact:**

There are no fiscal and resource impacts for this item.

**Prepared By:**

Elliot Mohler

**Attachments:**

[Cover Page](#)

[Community Development Memo - CD2026-005VAR](#)

[Notification Map - CD2026-005VAR 621 Center St LLC](#)

[Site Location Map - CD2026-005VAR 621 Center St LLC](#)

[Applicant Narrative - CD2026-005VAR 621 Center St LLC](#)

[Applicant Exhibit - CD2026-005VAR 621 Center St LLC](#)

[Review Comments - CD2026-005VAR 621 Center St LLC](#)