

14-1488

MOTION

On August 12, 2014, the Bureau of Engineering (BOE) recommended various street dedication and improvement conditions relative to the approval of a Site Plan Review in Case No. DIR 2012-0046(SPR) for property located at 16719, 16633 and 16689 Schoenborn Street in North Hills.

The project applicant has requested exemption from the improvement conditions contained in Section 2 (Improvements Required) of BOE's August 12, 2014 recommendations. The subject site is industrially zoned, abutting an established single family neighborhood to the north. There are very dense, mature trees along the perimeter of the property on Chase Street, Hayvenhurst Avenue, and Hayvenhurst Place, where the BOE has recommended improvements. It is necessary that the existing site conditions remain in order to maintain the buffer between industrial and residential uses. There are also improvement conditions for Schoenborn Street, which terminates just beyond the subject property. If implemented as recommended, the requirements would yield nominal street improvement at the expense of mature landscaping and established site design.


In accordance with BOE's "Standard Plan on Street Dimensions," adopted by the City Planning Commission on May 13, 1999, the City Council may adopt specific standards for individual streets that differ from BOE's official street standard dimensions.

I THEREFORE MOVE that the Council direct the Bureau of Engineering to modify Section 2 (Improvements Required) of its August 12, 2014 letter on Case No. DIR 2012-0046(SPR) for property located at 16719, 16633 and 16689 Schoenborn Street as follows:

- Delete the improvement requirements for Chase Street, Hayvenhurst Avenue, Hayvenhurst Place, and Schoenborn Street
- Incorporate the following requirement:
Schoenborn Street – Repair any broken, off-grade or bad order concrete curb, gutter and sidewalk. Construct access ramps at the northwest corner of Schoenborn Street and Hayvenhurst Place to comply with ADA requirements.


OCT 31 2014

PRESENTED BY: 
MITCHELL ENGLANDER
Councilmember, Twelfth District

SECONDED BY: 

ORIGINAL