

**Excerpt From Draft Minutes  
Planning & Zoning Commission  
Meeting of March 7, 2024**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning For An Approximately 10-Acre Tract Zoned Planned Development District 132 (PD-132) For The (O-4) Office District And Located At The Northwest Corner Of Josey Lane And Arbor Creek Drive To Repeal And Reestablish PD-132 To Allow Additional Covered Parking, to Modify Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2024-010 Avenida Carrollton Covered Parking. Case Coordinator: Michael McCauley.

Mike McCauley, Senior Planner, stated this is a zoning amendment request for a 2021 case approved for a residential, multi-family development. The approved zoning map was provided. McCauley stated that the original approval included three areas of covered parking and the applicant would like to increase the covered parking by 19 spaces with three additional locations. A site plan reflecting additional landscaping to soften the appearance of the additional parking was reviewed. McCauley stated that no comments were received. Staff is recommending approval with stipulations.

Commissioner Overholt inquired whether the additional landscaping will be irrigated. McCauley responded, yes, per city regulations.

Applicant Michael R. Murphy, 220 Newport Center Dr., Newport Beach, CA, spoke. He advised that preleasing for this development has been popular and covered parking is in high demand. He noted that some of the villas are occupied, and some apartments will be occupied in the next few months. Chair Windrow opened the public hearing. There being no speakers he asked if the Commissioners had any questions or motions.

**\* Commissioner Overholt moved to close the public hearing and approve Case No. PLZ 2024-010 Avenida Carrollton Covered Parking with staff stipulations. Commissioner Herman seconded the motion. The motion was approved with a vote of 8-0 (Yarborough absent).**