

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Wednesday, November 19, 2014**  
**7:00 PM**

**City Hall**  
**Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
  - A. Public Hearing**  
**PZC 2014-09: 2100 Manning Road, Manning Woods Subdivision:** Petitioner seeks approval of the following:
    1. Rezoning the property from the R-1 Single-Family Residence to the R-2 Single-Family Residence zoning district.
    2. Variations from the Zoning Ordinance:
      - a. To reduce the minimum lot area from 10,000 to 6,670 square feet for one lot and to 7,200 square feet for 25 lots, Section 5A-7-2-5(A).
      - b. To reduce the minimum interior lot width from 75 feet to 55.66 feet for one lot and to 60 feet for 25 lots, Section 5A-7-2-5(A).
      - c. To reduce the minimum corner lot width from 85 feet to 62.36 feet, Section 5A-7-2-5(A).
      - d. To reduce the minimum front yard setback from 35 feet to 25 feet, Section 5A-7-2-6(A).
      - e. To reduce the interior side yard setback from 10 feet to 5.66 feet for one lot, Section 5A-7-2-6(A).
    3. Variations from the Subdivision Regulations:
      - a. To reduce the minimum minor street right-of-way width from 66 feet to 55 feet, Section 5B-1-7(B)(6).
      - b. To reduce the minimum minor street pavement width from 30 feet to 27 feet, Section 5B-1-7(B)(6).
      - c. To reduce the minimum street curve centerline radius from 150 feet to 42.5 feet, Section 5B-1-8(G)(1)(a).
      - d. To reduce the minimum interior side yard utility easement from 6 feet to 5.66 feet for one lot, Section 5B-1-7(E)(1).
    4. Preliminary plat of subdivision for a 26-lot residential subdivision.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: August 20, 2014, and October 20, 2014
6. Next Meeting: **December 3, 2014, 7:00 PM**
7. Adjournment