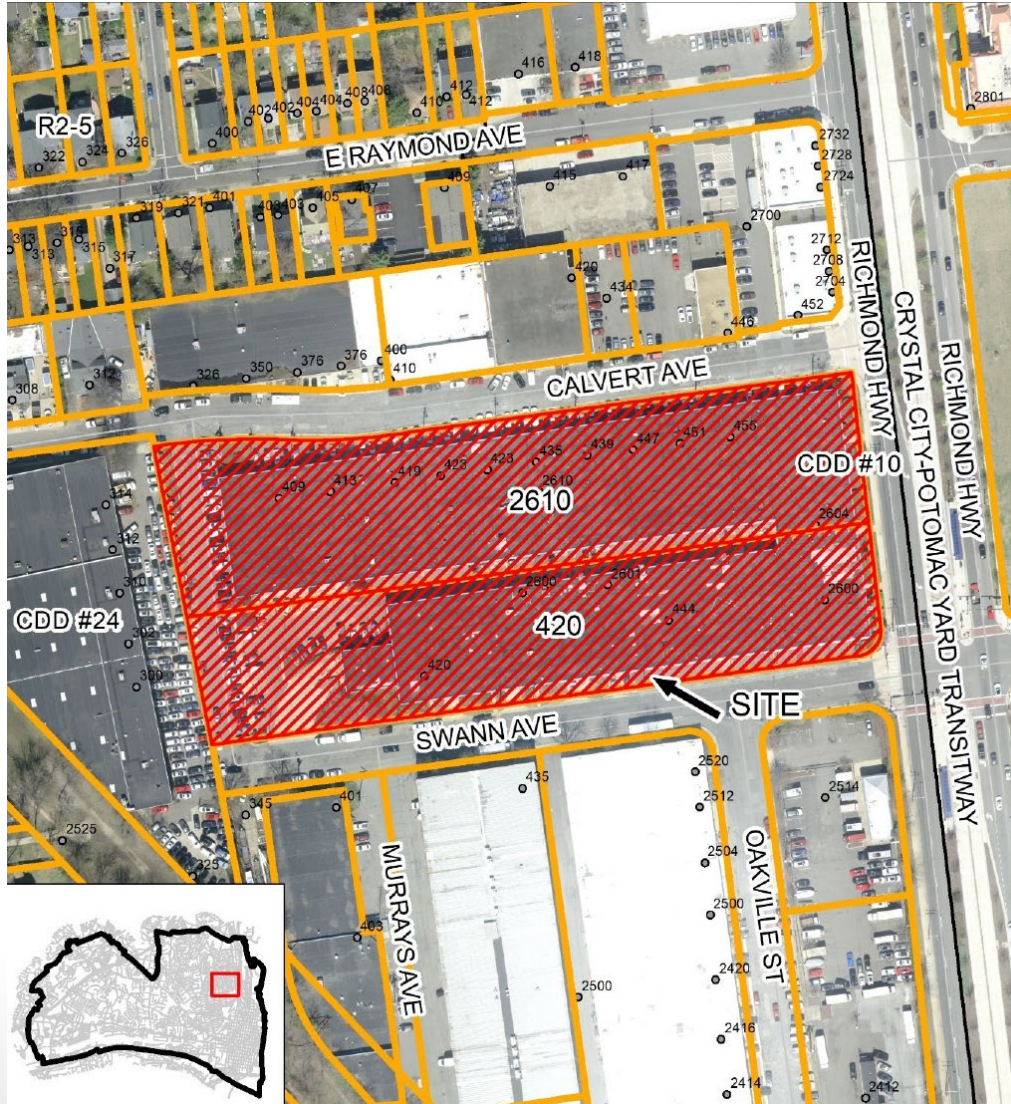




**ENC #2021-00007**  
**2601 Oakville Street**

Planning Commission  
December 7, 2021

# Site Context



Zoned: CDD #24

Surrounded by light industrial, surface parking, auto-services, and mixed-use residential

# Future Mixed-Use Development

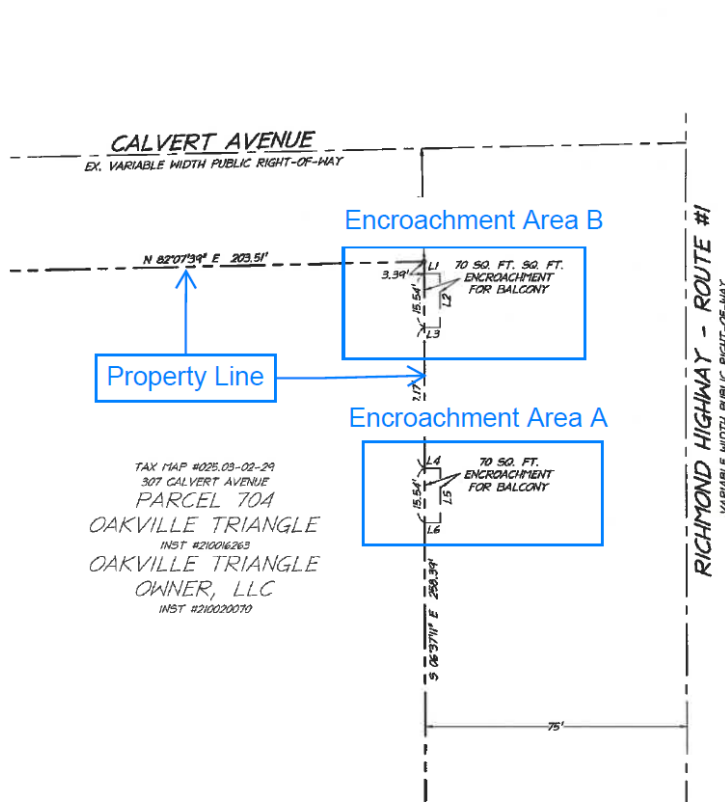


Block B Southeast View with Encroachment Areas in red

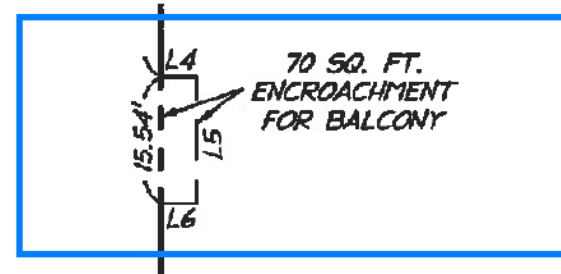


# Encroachment Request

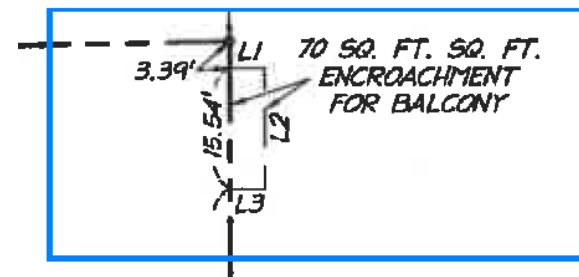
Request for approval of two (2) areas of encroachment (Encroachment Area A and Encroachment Area B) to permit the installation of balconies



Encroachment Area A



Encroachment Area B



# Staff Analysis

- Does not obstruct any emergency vehicle easements
- The proposed balconies are 14.5 feet above grade
- Supports long-term residential use
- Provides additional private open space



# Recommendation

Staff recommends **APPROVAL**