

**Unedited Captioning Transcript of Planning and Zoning Committee Meeting -
February 7, 2023**

Metro TV will begin in approximately 45 seconds.

Okay.

Good afternoon and welcome to planning and zoning committee. I'm counseling Madonna flood. I'm chair of the committee I'm joined by my vice chair councilman Scott Reid

reminder to those appearing. Virtually that your cameras must be on it all times

and I'm joined by committee members. Philip Baker councilman Cassie chambers Armstrong, councilman, chapel, councilman.
rwi That was right that time. Okay there is nothing like 2nd, guessing yourself councilman Robin will be here shortly.

He's on his way, a council member, council batshon he is here and we also joined by councilman Andrew Owen by President Marcus Winkler councilman on when you have several items on the agenda today. So, what I'm gonna do is take.

Take those 1st, since you're not a regular communication you need to go to another meeting. Okay. We are holding items number 8 and 9 at the at the request of council members.

So we'll start with item number 1 and I believe that was table. So the motion will be to unstable. It.

And there we have been joined by councilman Robin motion.

Oh, we haven't started. I'm here in order to relating to the zoning of properties located at 229,723,012,313 and 200,345, Lexington row, containing approximately 4.24 acres and being a global metro case number 22 zones. 0. 0, 4 3.
five lexington row containing approximately four point two four acres and being a global metro case number twenty two zones zero zero four three

Motion to a table 2nd, we're again. Okay.

Without objection, it's unstable. We're ready for. Did you want to give us just a small history of it? Or do you.

Committee members do you feel comfortable in the explanation? We had last 2 weeks ago or do you need a refresher?

Councilman Baker, he councilman Baker, do you want to address the committee? And after the discussion that we had about, where you're going to go today on the vote so I'll go ahead and let you do that real quick.

Absolutely, thank you. Uh, a chair, uh, flood.

I will be voting present today. I want to make sure I'm abreast on all the issues and so I want to make sure I have a thorough examination of what's going on. So today my votes will be present.

Just want to give you context and why my boss will be president just being a newly elected counselor as a Thursday.
Thank you, thank you councilman Baker. Do you want to just give a little bit of a run down.

Not you don't have to do the flow full blown.

Oh, sure. Yeah. Um, so you Cheryl, do you want to share the screen now? Run through this real quickly. Yeah. Good afternoon. Brian Davis. Little metro playing in design. This is the planning commission docket number. 2243. you may recall that we heard this last week. It's located at 220,723,002,313 in 200,345, Lexington road. twenty two hundred and seven twenty three hundred and hundred and twenty three thirteen in two thousand and three forty five lexington road Uh, this is the site outlined in red here, so it is the, uh.

Uh, now, vacant site formerly Jim Porter's currently being used by for the construction prep for the big project that they've been doing long paragraph Avenue on the north side of Lexington road across the street from. What?

We what was originally 1 park, which now being referred to as 1 park South. Um.
Here's the zoning in the area, so the request before you is to, uh, change this only from and, uh, to a, which is the plan development district um.

So the go to the highlights here, so this is the proposed, the development plan that has a company this request. So the app is proposing 2 structures, which you'll see some renderings.

I've heard just momentarily There'll be mixed use structures with retail on the 1st, floor parking, built into the body of the structure and then with the office or residential above that.
These are the renderings that we were talking about that were presented by the applicant at the planning commission meeting. So you can see the, um.

The scaling character of the buildings that are being proposed are similar to those that were proposed as part of the 1 park South project, which is looking on the South Side elections and road.

Uh, also accompanying the zoning request was a street closure, uh, request, which I'm sure we'll call her momentarily but there was a, the existing right away for paragraph Avenue runs through the site, as opposed to close that as part of the overall development for the site.

This went to the planning commission on December 1st, 2022 4, people spoke in opposition to the request, and the planning commission made a recommendation to approve the change in zoning by a vote of 8 to 0.

and, yeah, if you have any questions for us, we've got Julia Williams here she was the case manager for his project, and the 1 park cell phone.

So we just here to answer your questions. You may have. questions you may have

Thank you Brian, the chair would like to recognize councilman. Casey had some something questions or anything. He'd like to add to this change in zoning.

Would now be the time that I would speak about the project? Okay.

Um, well, 1st of all like to say, thank you to the committee for allowing me to table this, uh, at the last meeting and to give me the opportunity as a new council person to make sure that I had given this project the proper time and attention deserved,

uh, wanted to make sure I had gone through every piece of the file and understood, you know exactly what we were what we were doing here. Um.

So, let me start off by saying that this project checks an awful lot of boxes for me, um, as someone with a urban planning background uh, I am generally in going to be in favor as a council person of projects that have, um, a mixed use component.

That have a a component of maybe a little higher density than we're used to, um, a little height. Does not tend to bother me and, um, and affordability component on residential uses and then an environmental component. Um, those are all things that, that that check a lot of boxes for me.

Um, so we can, we can argue a lot about architecture and aesthetics, and that is all very subjective things. Um, but this particular site is very prominent in district 9, and it borders on.

On district 8, and it's a very prominent location, and it's long been underdeveloped. So, as you guys know we approved. The other side of the street a few years ago for a similar size and scope development. And this is the 2nd piece of that. Um, so in district 9, we tend to be people who are.

Pro affordable housing, we tend to be people who are looking for environmental sustainability and we're looking for, uh, sustainable growth. And so when we talk about.

Density and height, a lot of times, all of those things that were usually for seem to go out the window. And so I want to make it clear that it's hard to be both.

Pro sustainable development and Pro, affordable housing and anti density.

Those 2 things tend to go hand in hand. So I want to make that something. That's that's pretty clear. Here. Another thing that I would like to say is, we, we talk a lot.

On the progressive side, in particular about why we wish we had enough density in order to support public transportation, mass transit. And boy, we wish we had more connectivity and boy, we wish we had more densities to support our local shops and businesses.

Again, these are all things that adding a project like this to district 8 and 9 is a positive in regards to all those things.

I also wanted to address a couple of things that I heard from some constituents over the last couple of years. Um, where they say, why do we do these neighborhood plans?

And then when it comes to a project that gets proposed, we ignore the neighborhood plans, we ignore the cornerstone 2040 plans. I wanted to make it very clear that on this project, the Irish neighborhood neighborhood plan does not address this location at all. location at all

There was no suggestion for how this property was to develop. So this is not the government and the staff ignoring the neighbors neighborhood plan.

When you look at the staff report for this project, and there are 48 criteria within that staff report that address how the project meets the requirements of cornerstone 2040. and in every case of those 48 different requirements.

those forty eight different requirements
It is either met, or it's not applicable.

So, this is not a staff that has that has said that this is that they're ignoring cornerstone 2040 and saying we're gonna we think this should be approved anyway. This is, uh, a project that according to the staff report, meets all of those requirements.

So, I wanted to talk about some of those things. There are also there, there are green roofs associated with this project. There are porous papers. There is increase and better public infrastructure in terms of. in terms of

Outdoor seating and outdoor lighting and some outdoor trees and landscaping. So there there are a lot of things. Um, again, here that check a lot of boxes for me.

Now, I do share 1 of the biggest things I kept hearing was a concern about traffic flow and traffic and I do in an ideal world. It would be great. If the, if the, what?

If the 1st, part of this development, the 1st, phase of this development had already been built, and we could see how that 1st phase affected the, the traffic.

Um, we're not in that ideal world and, so we have to rely on the traffic study, um, to to, to point us in the right direction as it relates to

traffic flow. And whether our infrastructure is adequate enough to carry, carry that traffic.

But there is a proposal for a new stoplight at Lee and Lexington road with a pedestrian crossing that should help, you know, with connectivity.

And then there's also a proposed new dual left, turning lane on the South bound.

Lanes of Lexington road at Grinstead drive that also will hopefully address some of those traffic concerns.

So, uh, the last thing I want to point out is what we're doing today is we're changing the zoning of this particular parcels or these parcels of land from and are 6.

I think it is to a planned development zone.

What we're not doing here is discussing how this project is gonna be financed and whether there will be public financing available for this project that's a conversation that we're going to have.

Uh, pretty soon here, and that's probably a conversation that we should have, but that is not what's being addressed here today.

So, uh, I appreciate you giving me the time to get on my soapbox a little bit. Um, but, uh, I, uh, I am a proponent of this project. I'm for this project and I hope, uh, you have, uh, I have your all support as well. Thank you.

Thank you 1, president Winkler.

Thank you Madam chair. I would just I had 2 points that I wanted to make and 1st of all. Let me say, I don't have a vote today, but assuming, uh.

Pretty good okay, assuming this passes today.

Um, and is in front of the full council in a week uh, my decision will be based exclusively on, on what's in the record but I do want to make sort of 2 comments about this in prod this project and projects like it, which is.

For those of us that that live in the suburbs, you know, 1 of the things that we talk about all the time.

Is the growth that's happening out there and.

How the strain that that puts on infrastructure generally, and thinking more than just infrastructure in terms of roads, but infrastructure, in terms of sewer infrastructure, our schools are out of place it places a burden on park,

because you have to sprawl further and further out.

promoting infill development like this, I think is good for all of us. It, it utilizes a space where you already have this existing infrastructure.

Uh, and it is something that I hope that, uh, we can work towards. I know several of us have talked about trying to identify ways that.

Either through a regulatory process or other incentive process that we can promote more infill development where we're realizing assets that already exist.

And I think this project, you know, being at the sort of the edge of urban, it really checks those boxes for me. And it's something that I'm particularly excited about.

I'm also particularly excited about this, this project because for me, this is more than just a building. It, it represents an opportunity for workforce development.

You think about where we want to grow our workforce, particularly when it comes to younger workers, these are the types of facilities that they want to live work and play in.

I think that, you know, as this project moves forward, um, I'm excited to see it in our skyline.

And I think it's important as we are trying to attract particularly young people to the city that they have these sorts of places to live. Because it's where they want to live, it's where they want to work.

An easy commute into downtown and so I'm really excited about this project and we'll be happy to support it next week. Hopefully.

Councilman Scott.

Thank you Madam chair and, uh, councilman I'm sorry president now uh, Winkler, uh, stole my thunder just a little bit. Um, you know.

I'm in support of this, and I think the thing that is so appealing to me is that, as he said, it's close to where we already have infrastructure, it's close to areas where there is torque service.

It's close to areas where there are jobs where there is, uh, ample, uh, food, sources, restaurants, um, grocery stores, et cetera. I think we have to be very careful moving forward.

With developments that are in areas that, that don't have these things that don't support, uh, jobs and don't have adequate transportation lines and things like that. I'm good to support this.

Uh, I will say also, uh, to counsel owns, um, remark about the neighborhood development plans and cornerstone 2040. I'm a little concerned about that. Uh. about that uh

So, I can kind of put an asterisk besides this besides this vote, because I've seen us.

Over the, the time that I've been on the, uh, council and been on the planning and zoning, I've seen us.

Sort of, uh, uh, shed a blind eye to some of these, uh, neighborhood development plans, uh, village form districts. This is not in a village form district, obviously, but I think we need to be careful about that also. And I was happy with his, uh, explanation that it met most of the criteria.

Of the neighborhood development plan, so I'm going to be a yes. Vote and look forward to seeing this development take shape. Thank you.

Thank you rate and counseling when you talked about going up and still sprawling out this council has long had conversations about if you want Greenland.

You're going to have to go up if you want if you want Greenland, there's no, you can't. You don't get both in the real world. You have to make a concession somewhere so.

Think this is a good compromise. Thank you. Um.

We'll enter there's no 1 else in the queue so we'll entertain a vote. Please.

Council member Baker.

I yes, that's the member only.

Yes, objection is closing. There are 8 yes boats and 1.

Voting present, so this will go to old business at our next council meeting. We're going to move on to item number 7, which is the companion piece to this piece of legislation.

And then as an earnest relating to the closure of bear grass Avenue, containing approximately 0.25 acres, and being in a local metro case number 22 street closure 0017 and I need a motion to unstable.

Turn table properly moved in 2nd with that objection. We will hear this ordinance.

I think was there anything that you needed to add?

It's just a companion piece I've already explained it, so if you'll call the.

Please cancel remember Baker.

Ice cherry enhancement. Oh, since this is not a zoning change you don't have a vote on that.

I'm sorry yes.

Without objection voting is closing, there are 7 years votes and 1 voting president and this will go to that connection. No, he voted presence so we need to go to our business. I'm sorry.

You have 2 more items. Did you want that day?

There are street code, a street closure.

Um, and the change in zoning, I'm already in Avenue.

Meridian, um.

we can discuss and see where we're at on that. Okay.
Item number 2 is an ordinance relating to the zoning of properties located at 205 and 207 meridian Avenue containing approximately 0.46 acres and being a local metro case number 22 zone. 0. 0 6. 5.

case number twenty two zone zero zero six five

Secondary term probably made by counsel and read and segment by councilman Armstrong. We're ready for discussion. All right. Thank you. This is the planning patient docket number 2265 for the full spring and Avenue rezoning.

So, the, uh, probably some question there, 205 and 207 meridian Avenue located Mitchell Council district 9.

This is an outline of the 2 properties in question here in red the property's currently used for residential. They are proposing a residence residential development on the site.

So, the existing zoning is, they are proposing a zoning district of our 6.

As you can see there's a wide variety of zoning districts in the area you have our 4 or 5 a variety of oh, ours, it's a commercial zoning. So you have quite a bit of variety of the zoning districts in the immediate area. Again.

The request is a change in zoning from to R6. There's also an accompanying closure of public right away for the an unnamed and improved alley is located at the rear of the properties. properties

The site currently has 2 residential buildings 1 of those will be preserved. There is a proposal to create 7 new multi family units, which will bring the total to 8 total units for the site.

No open space is required for developments when are less than 10 units. So, that's why there's no designated open space on the site. And then, of course, I mentioned the closure of the unimproved adding to the rear. Um.

This is a view from Marie and Avenue looking into the site. You can see 1 of the structures located there on the left.

This is the Atkins development plan so the house that you saw in the picture will remain, and then we'll be remodeled and then you have a proposal for.

Building to the, to the south of the existing structure as well as some, uh, proposed townhomes at the rear of the site, which you see here and then you can see the proposed alley closure in the, at the rear at the top of the plant here.

Uh, this is a zooming of the street closure plant, uh, exhibit, uh, this alley. Um, it comes across the, uh, the lots.

The joining lot onto this 1, and then it dead ends on the South Side of the subject property.

So it is unimproved and it's only 18 feet wide and so that is proposing to close that alley and that right away would be split between it. And then the, the property on the, on the.

Uh, these were some renderings of the, uh, building elevations that were provided by the applicant.

Got a lot of renderings, so these are for the, um.

Townhomes at the rear. So the neighborhood meeting was conducted by the app on April 25th, 2022 land development transportation committee meeting was on November, 10th, 2022 and the planning planning commission could have conducted their public hearing on December, 15, 2022.

no 1 spoken opposition to the request. And the planning commission motion was to recommend approval to change the zoning from our 5 to our 6 that passed by about 6. 0. change the zoning from our five to our six that passed by about six zero

That's all that I have. Unless you have any questions for me, can I ask a real quick question? Cause on the record? It says this property is adjacent to St Matthews and the alley that we're closing those.

The other tracks of properties that in the site matthew's area or is it the same matthew's line is here. Okay. Uh, so the alley runs perpendicular to the city line so it's not taking that. That part's not insane. Okay.

Thank you how many people does it how many people do we know how many people attended the public? The public meetings.

I know we didn't have any comments at the planning commission meeting, um.

We didn't have anybody Elliott T either. So nobody showed up.

Give me a 2nd, I'll dig through and we'll find out how many we're at the neighborhood meeting.

So 1 of the things I didn't say about the previous, uh.

Project that I will say about this 1 is, I think, while we do need to focus on affordability throughout metro level, I think it gets, uh, overlooked that.

We are at a deficit in overall residential units and housing units, and every single unit that we bring online, particularly of different types.

Different sizes different styles different.

Levels of affordability reduces some of the stress in that.

Supply demand dynamic as it relates to affordability across the spectrum. So I will say that again generally these are exactly the types of projects that I think we ought to be supportive of.

Um, as as a body, it brings additional units online. Um, and again, if if you do need to focus on the lowest levels of affordability, where we have such an acute crisis.

But each additional unit that we bring online does help, uh, in terms of the affordability across across the spectrum. So, I just wanted to add that, um, as it relates to this project as well.

There were 8 people at the neighborhood meeting, so.

When did you have anything else? I have no 1 else in the queue and ask a question or.

So, I mean, I, to be entirely honest, I haven't focused as much on this 1, because the other project was so big in our district. I was trying to make sure I got my arms around that but I is since nobody.

I haven't heard in my office any opposition to this project sounds like nobody showed up the meetings and and had any opposition to it.

And based on what I see, it looks to be again an excellent opportunity to add a different type of housing.

A townhouse type style housing to to this to this area and brings more units online. So, uh, I'm in favor of the project.

Thank you um, no, 1 else is in the queue either key. So.

We'll go ahead and vote. Please, Cheryl

September Baker.

Present vice cherry?

Yes.

That's the number 1 yes.

Without objection voting is closing there 8 yes. Votes and 1 present. So this will go to our business and our next council meeting and we'll move to item number 3, which is a companion to this. And excuse me I think brian's already covered this.

And so there's not any questions after we vote on it, we'll just go ahead. Excuse me, after we read it to the record or vote on it, an ordinance relating to the closure of a portion of an unnamed, unimproved alley near 205 and 207 already in Avenue containing. and seven already in avenue containing

Approximately 1000.

79,154 square feet and being in level metro's case numbers 22 street closure. 0 0 2 2.

Motion Armstrong secondary, probably made by counsel woman Armstrong 2nd, by councilman Reed and I think is there any other comments seeing? No, 1 in the key were ready to vote on this.

Also, remember Baker, president, vice chair.

Yes, without objection voting is closing there are 7 yes. Vote and 1 present and this will go to old business that are not cancel meeting. Thank you councilman 1.

Moving on to item number 4, which is an ordinance relating to the zoning of property located at 1325, Texas Avenue, and containing approximately 0.1387 acres and being in a global metro case number 22 zone. 0 132.

being in a global metro case number twenty two zone zero one hundred and thirty two

Welcome to proofing. 2nd Armstrong probably made by Catherine angels 2nd by councilman Armstrong and we're ready for a discussion.

This is planning commission docket number 22. 732 project name is Rutledge rezoning. The at 325, Texas Avenue. Okay. The metro Council district 15.

Uh, the properties located at the intersection of Texas Avenue and street is currently used for commercial and residential and then the app was proposing to leave those uses as they are just bringing into compliance from a zoning standpoint.

The property is owned. They are requesting to change the zoning to O R1. one

So the request before you against the change from our 5, single family to 1 office for residential is proposing to resign the existing mixed, you structure to promote a barber shop so that it can continue to operate under his own district.

That permits that use the site. Has been used for non residential uses historically and then the, there's no new proposed construction or alteration to the site at this time.

So, this is the proposed development plan that shows the boundaries of the property as well as the existing structures that are on the site. This is a photo of the sites.

So you can see it is kind of a historic corner commercial property, if you would in a historic neighborhood and so it's currently zoned R5 and a half we're switching to bring that zoning up to,

or 1 to continue to use it the way it's being has historically, been used. used

The athletes neighborhood meeting was conducted on August 32,022 land development transportation committee meeting was on December.

And the planning commission, public hearings on January 5th 2023 no one's spoken opposition at that public hearing and applying commissions motion was to recommend approval. The change in zoning from R5 to that vote was 8 to 0. that's all that I have. Unless you have any questions for me.

you have any questions for me

This is an councilwoman chapel's district. Did you.

When anything do you have any questions? I just had a 1 question when you.

Or this is a block away from my house and it's, I think before it was a barber shop, it was a sneaker shop, and it's always been a retail. So I completely in favor of it.

Brian, this didn't have anything that would lead us to believe that it they should have nonconforming rights right? That's why we're doing the change in zoning, right? Yeah. That's great. Thank you.

I just want to make sure that, because sometimes properties have nonconforming rights to can stay if they've been using that use since, I think, what was it in the urban service district the 70? Yeah, 72 341 of those years.

Yeah, but then Jefferson, they'll County, it's back in 343 yes believe it or not. There was 1 zoning piece of property in my district that operated since 943 as a mechanic's shop.

operated since nine hundred and forty three as a mechanic's shop

Uh, and it hit, and they had pictures to prove that they had been operating since back back before the 43.

Which was the only 1 I've ever seen in the nursing county.

Thank you and the barber shop is new, right? It's fairly new or.

It's a newer use I don't know how long they've been operating barbershops been open. I would say, at least 2 years, maybe longer.

And I'll add that they've been really good stewards of the space. That's great. Okay. Any other comments or questions? No one's in the queue. So we'll entertain a vote. Please.

Council member Baker horizon.

I carry, yes, without objection volume is causing there are 70 s votes and 1 voting present and this will go to business in our next council meeting.

Moving on to item number 5 as an ordinance related to zoning of property located at 10,008, East, Washington Street, containing approximately 0.12 acres and being in a local metro case number 22 zone.

local metro case number twenty two zone zero one hundred and five zero

Armstrong probably move that council. An angel 2nd by counsel woman. Armstrong, we're ready for discussion. This is playing. This is playing question docket number, 22 zone 154 East Washington rezoning. fifty four east washington rezoning

The property questions? 1008 East Washington Street. Okay metro Council district. 4.

Excuse me now, this is an outline of the property here that's currently used for residential and akron's proposing a commercial slash residential use for the site that you can see that the zoning is currently our 6. they are proposing to change his own to see.

Particular area of is kind of, you know, you can see it's surrounded by commercial zonings on 3 sides and then you also have some commercial zonings over at the intersection.

So, the Africans requesting a change is only from our 6 to see 1.

With the proposal that is proposing to resign the property to permit the conversion of a multi family structure into a mixed use structure and the site currently has 4 dwelling units in 2 buildings. The proposal would remove the front building to have the 1st floor commercial space.

While maintaining 3 dwellings, as part of a mixed use site no other external alterations to the site, or proposed at this time.

So this is the development plan is provided by the applicant, basically showing the existing conditions that are on the site.

This is a photo looking from East Washington at the site. So you can see the the building at the front, which will remain. And that was proposing to convert that building.

And then you can see the structure at the rear, which is where the multi family units are currently located.

Conducted their neighborhood meeting on October, 18 22,000,002,000 development transportation committee meetings on December 8 2022 and the planning commission conducted their public hearing on January 5th 2023.

no, 1 spoken opposition to this request and the planning commission motion was to recommend approval to change the zoning from our 6 to and that passed by a vote of 8 to 0. to change the zoning from our six to and that passed by a vote of eight to zero

That's all I have, let's have any questions for me. Thank you, Brian.

I've been in contact with that council, Arthur, and he asked me to propose a binding element, which would be binding out on number 7,

which is our standard binding element about changes in use and I'll read that into the record any significant increases to the proposed structures.

Increase in building high number of units, number of buildings, any increase in density on the property, any changes, and use the property, which.

Your indirectly require a public hearing before the planning commission, or subcommittee there and,

or any amendments to the binding elements other than the addition of a new binding element changes to the binding elements that are merely update the public hearing date updating a previous version of the binding element to reflect the current language shall be reviewed before the planning commission with

final action to be determined by the metro Council. And I move that amendment.

Probably maybe 2nd, all those in favor of binding up the number 7 being added. Please signify by saying, aye.

Those opposed by, like, sign and hearing none the amendment passes. Did anyone have any questions or comments?

See, no, 1 in the queue I think we're ready to vote.

Remember Baker Verizon.

Yes, no, you're fine.

Without objection voting is closing, there are 7 yes. Votes and 1 voting present and this will go to old business at our next council meeting.

Moving on to item number 6, which is an ordinance related to the zoning of property located at 7,411 St Andrew's church row containing approximately 0.92 acres and being in a little metro case number 21 zone. 0 1. 0. 5. one zone zero one zero five

Motion Armstrong properly made by counsel on the non phone. 2nd, back cancel Council. We're ready for discussion.

Okay, this is planning question docket over 21 zone. 0105for2nd nature, lawn care.

The property is located at 7,411 saint Andrews church road located Michelle Council district 25.

This is an outline of the property here on this aerial photo. It's currently used for a commercial operation that proposed uses commercial as well. They are requesting however, to change. It is only from.

Uh, so, uh, that is the request before you today there was also an accompanying conditional use permit application for the planning commission, to be able to operate a contractors are with an outdoor storage in the district,

should the zoning be approved so,

this site was under zoning enforcement for the operation of the contractor shop since it was a C1 use and so that brought on the request for the change in zoning. zoning

The site is currently developed with residential structure and pole barn, the landscaping business located at the rear of the lot and then around the, that pole barn,

there was a previous case on the site where the athlete came in to get a waiver for the size of the principle of the.

Proposed pro bar at that time they had previously been approved.

Prior to the construction of that building. So this is a view from Saint Andrews church road to the size to greenhouse on the left. And then you can see the pull barn question in the background there. Um.

This is the development plan that the applicant has presented and, um, and, um.

Presented at the planning commission meeting lots of words there you can see the existing contractor shop in that poll barn at the rear of the site and existing house, which is located up closer to Saint Andrews church road.

They provide a landscape exhibit in order to help provide some buffering from the adjoining residentially use properties. You have an zone residential use here and then you have some commercial zone properties are located to the East as well.

But the proposed landscape exhibit with. plannings is there. And presented by the applicant.

The advocate conducted their neighborhood meeting on July 15th, 2021, the land development transportation committee meetings.

There were actually 2 of them the 1st was in February of 2022 the case was continued at that time brought back before them in December on December 8 2022 and then the planning commission conducted or public hearing on January 5th 2023. no. 1 spoken opposition at the hearing.

And then the planning commission made a recommendation to approve the change in zoning from. no one spoken opposition at the hearing and then the planning commission made a recommendation to approve the change in zoning from

7 to 1.

That handles have any questions for me. Thank you. Um.

I don't see any opposition to this. I mean, if the, if these properties already had this 1 is existing before when it was a commercial, I don't see why it's a problem to change it from.

That's I'm missing something.

I think it was enforcement action because of what they were doing was not in the proper zoning classification. That's correct. Yes. Can you fill me in on what that is? Exactly.

Sure, so, um, in the district you can have a.

Like, a business like this as long as everything's within, say, the poll bar we'll use that, as an example since they had the full blown on site, they were conducting the business exclusively in that poll barn that we've been allowed.

However, because they had equipments and material stored outside of the pull bond and that that is not permitted in the district. And so when we received the.

Call about the use we went out investigated and informed them that if they wanted to continue to operate the way they were that they would need to resign or request the reason the property. And so that's what they

did. They came back with that request for the rezoning with that conditional use permit.

And so you have different conditions that are in place both with the binding elements and then also requirements in order to meet the conditional use permit in order to continue to operate their use.

So, if I, I, I do not opposed to this as long as the landscape buffers are in place. Um.

What is the business that's operating in over there? It's a landscaping business and I would just say, yes, I mean, if it's a landscaping business landscape, it's obviously gonna look good.

And if they've been in business for quite some time, I would just, I would not be opposed to this and There'll be required to because they presented the exhibit that will be required to submit that landscape plan to us for review. And so we'll be able to review that against what was agreed upon at the planning commission and.

So always get nervous when we say outdoor storage uh.

Because I'm over the years of what we've seen has happened on some of the property, but it seems like that they have really.

Put in a plan to mitigate the issues with the neighbors. So.

That's good any other questions or comments.

Sorry, my phone cuts off after so long, so I have to go back to see if it's in the queue on that.

No, 1. okay. Uh, then we're ready to vote Cheryl.

A member Baker council member Baker.

Present sorry. Hi, Jerry.

Yes, without objection voting is closing there are 7 yes. Votes and 1 bony present and this will go to our business at our next council meeting items number 7 and.

7 and 8 or, excuse me number 8 and number 9 are to be held. So.

Um, that concludes the business before this committee today so without objection, we shall stand adjourn.