

Unedited Transcript of Planning and Zoning Committee Meeting - August 2, 2022

"Chair Flood"

Good afternoon and welcome to planning and zoning committee. I'd like to remind those who are appearing virtually. You must have your cameras on at all times. Please.

Robin Engel, you'll just sent me a text he's here, but I don't see him. I don't know if he's coming in chambers or not. So, but he says, he's here. Okay.

I'm sorry, I'm chairwoman Council, Madonna flood on joined by my vice Chair Scott Reed committee Members, Councilman, Arthur council member council member, Kevin triplet council member to Committee Member George and we will be joining momentarily by councilman Engel. This meeting is being Held pursuant to 61, 806 and counsel rule 5 a.

Our 1st, order of business is that we are holding items number 89 and 12, and those are at the sponsors request.

Our 1st, order of business is an ordinance related to the zoning of property is located.

Now, this, I think is the 1 that's in councilman Engels district. So, since I don't see him, I'm going to wait.

And call that when he gets in here is that okay? Brian? Yeah. That's fine.

An ordinance relating to the butcher town.

Enormous going to item number 3 an ordinance related to the zoning of property located at 1108southshelby street, containing approximately 0.0772 acres and being local metro case number 22 zone.

seven two acres and being local metro case number twenty two zone zero zero two hundred and seven

I mean.

"Chair Flood"

A motion made by Councilman Triplet 2nd, by Councilman Hollander

"Chair Flood"

were ready for discussion and we've also been joined by Councilman Stuart Benson who does have a case on our agenda today.

I'm sorry, go ahead, Brian. All right.

"Brian Davis"

Good afternoon. Brian Davis little metro planning and design.

This is planning commission doc, number, 22, zoned 27 for opportunity. Shelby.

The project is located at 1108southshelby street located metro Council district.

The property question is currently used as a commercial operation, and they are proposing to change the zoning because the zoning is not commercial.

As you see here on the zoning map, the property is currently zone you in, which is urban neighborhood. They are proposing to change it to.

You can see there are some other properties on Shelby street that are located to the, to the South that our zone commercial you also have across the street.

So the request is a change in zoning from you in industrial or U. N. urban neighborhood to see 1 commercial.

The science currently developed with the commercial structure, which the applicant is proposing to preserve, they're proposing to utilize the structure for retail use.

And because the structure is older than 50 years old, there are no parking requirements for the development plan.

So, this 1 story structure here in the center of the picture, that is the, the.

The structure on the property in question.

Here's some photos of adjacent properties that are located in in the vicinity, and some more properties that are located across the street.

The development plan, they are not proposing any changes to the site, so really other than just the existing structure, there aren't any proposed changes.

That the advocate is requesting adapt being conducted a neighborhood meeting on February 15, 2022, the land development transportation committee had a meeting on May 19 2022 and then the planning commission, the public hearing on July 72022nolspoken opposition in the planning commission motion was to recommend approval to change the zoning from you, and the C1 by a vote of 8 to 0. to change the zoning from you and the c one by a vote of eight to zero

And that's all that I have, unless have any questions for me.

"Chair Flood"

Obviously, the office 1, could you go back to the picture of the structure as it exists now? Please.

Hello.

Okay, and it's supposed to be for retail is that correct? Right? Yeah, so it's the kind of greenish brown 1 here.

"Brian Davis"

Just to the right of the alley in the photo.

"Chair Flood"

Okay, thank you.

Did anyone else.

I don't see anybody in the system. Does anybody else have any questions or comments about this?

Seeing then I think we're ready to share off your call, uh, open the voting.

Committee Member Arthur yes.

Vice chair yes.

Okay.

Yes.

That's okay. I didn't know it was over my shoulder. Okay. There you go.

Okay, there are 7 yes vote so this will go to our business at our next council meeting.

"Chair Flood"

We're going to jump back up to item number 1 and Robin Engel actually joined us right is that we were reading it into the record so sorry about that. Robin.

And no, 1 is related to the zoning of property located at 1. 10212 and 1030 to outgrow row containing approximately 68.57 acres and being a little metro case number 21 zone. 0. 0. 5 9.

"Chair Flood"

A motion made by Councilman Ttriplet 2nd, by Councilman Hollander and we're ready for discussion.

"Brian Davis"

This is planning commission docket number 2159 for the growth road subdivision.

The property is located, uh, 1202 and Tier 3 or 20 road located metro canceled district 22.

This is an aerial photo of the site you can see that has previously been used for and as.

Mostly vacant Atlas request and the residential use on the property.

This is only map the area that's currently zoned are, which is rule residential after proposing to change it to our 4. you have a combination of and our, our, in the area that surrounds this property.

So, the request has changed zoning from our, our, our 4 along with the preliminary subdivision plan.

Uh, now this parcel was previously resigned from our, for our R, as part of an area wide rezoning that was docket number.

Uh, the, uh, the current proposal is for 180 lights.

The property backs up to cedar Creek, which is to the West and so they're proposing to utilize the steep slope.

Development potential transfer,

which is permitted in the land development code you may recall having heard this case before the blank commission originally heard the request back in December and recommend denial metro cancel remaining to back to the planning commission for further

consideration. So this is the original plan that was presented to the planning commission and Metro Council back around the turn of the year.

And then this is the proposed.

Development plan that has brought forward after that was remained back to the planning commission.

Just to kind of sum up the differences. So the number of loss was reduced from 263 loss to 180 lots in the North should say, are not smaller than 2.5 acres.

And then they are providing a stub to the West, which you can see right here. So there will be a right away stub over the Crete. They're not proposing to construct that, but they are proposing right of way. That would permit any.

Potential connections to the West from the property.

So originally, the neighborhood meeting was conducted on April 19, 2021, I went to planning commission on December, 16, 2021 where 6 people spoken opposition the planning commission recommends denial the change in zoning by a vote of 5 to 2 metro Council sent it back to the planning commission,

so it went back to it and may and then the planning commission on June 2nd, 2022 7 people spoken opposition that they're hearing and then the motion to recommend. people spoken opposition that they're hearing and then the motion to recommend

Denial of the changes only from our Florida our, our to our 4 pass by voter 7 the 2 at that hearing. So that's all about a handling any questions for me.

"Chair Flood"

I'll recognize councilman Robin Engel that's in his district.

"Committee Member Engel"

Thank you Madam chair for stuff. I want to. Thank the number of a bunch of residents who took the time out of their schedules to attend to. Actually both of these.

And to speak at the and planning commission meetings, they brought lots of insight to the attention of our commissioners. And it was great to have such participation in the planning process.

When we sent this back to the planning commission last winter if you recall, and I appreciate.

You know, if we're going to allow.

1 party to have a take 4th bite at the Apple, we felt it necessary to have that the neighbors and our constituents as well. So both parties got a chance to look at this for a 2nd time.

The folks, this is another large development that's proposed to put hundreds of houses in a location.

That is only accessible by driving on a small farm to market road.

10,202 is several miles from a major artery.

It is not close to a source of employment or groceries, sidewalk connections and access to dark roads are simply not available.

In many areas, the roads are not even stand at the standard 18 feet in with.

It's difficult for vehicles to pass each other and even fire trucks are have have difficult times getting.

Through these hairpin curves while district 22 is blessed to be the 3rd, fastest growing district in Jefferson County, and we have some of the best remaining land for development. We must.

And I must balanced the need to find more housing for residents while also improving our limited infrastructure and preserving our rural heritage.

I respect the viewpoints of the neighbors and our planning commissioners as they are worried that the surrounding infrastructure is insufficient for additional volume.

Following the recommendation of the planning commission, I asked my colleagues to support to vote in favor of denial.

For the change in zoning for all grove road from rural rural to our 4. Thank you.

Chair Flood

Are there any other questions or comments about this case?

We're ready to vote. I'm sure a yes vote then will be for dinner. I'm sorry I guess vote is to uphold the denial by the planning commission.

Yeah, we'll roll call and then you had to call that virtual people.
If you'll go ahead and call the virtual vote, please.

Committee Member Arthur? Yes.
And vice chair Reed? Yes.

Chair Flood

Okay. So that objection is.
The objection volume is closing there are 7 yes. Votes. So the denial of
this.
Ordinance will go to old business at our next council meeting.

I'm gonna take all the zoning changes. 1st, and then.
We'll go back to the other legislation.
Item number 4 is an Ordinance
It's related to the zoning of properties located at 27, 2, Chamberlain
lane and 3120 and.
3200 Collins lane containing approximately 6.600 acres and being in all
the metro case number 22 zone. 0. 0 1 8.
2nd.
Properly moved back Committee Member Triplet 2nd, by Councilmember Engel
we're ready for discussion

"Brian Davis"

is planning commission doc number 22,018 for you. Aww, Chamberlain and
Collins.
The properties in question or 3120 and 3200 Collins lane and 2007 and 2
Chamberlain lane located metro Council district 17.
This is an aerial photo of the site. You can see the existing UAW hall as
well as the 2 vacant parcels, which they own either located into the
Northeast the of the year.
Uh, current site, the changing the use of the property will not change it
will remain an institutional use.
So, here's the zoning map for the property. So the, the current property
where the, and then the 2 vacant properties are looking to the Northeast
are are 4.
They are proposing to change those 2 are 4 lots to see 1 as well.
So, the request is a change zoning from our 4 to see 1.
A portion of the 6 acre development is proposing to expand the existing
union hall and add additional outdoor storage space and parking the
subject site is located at the intersection of Collins lane and turn on
the lane,
which you saw in the previous maps and then size located west of the
freeways surrounded by a variety of office industrial.
Residential utility land uses.
Uh, this is the proposed plan as you can kind of see the existing
building, which is here.
On the side, basically, they would be expanding the footprint of the with
the new structure and then expanding the parking lot over onto the 2
parcels that are currently vacant.
This is a picture of the entrance from Collins lane by looking over
towards the, which is in the background.

And then this is a picture from the intersection of Collins and Chamberlain looking at 2, vacant lots. And so the parking lot would be expanded over onto these lots. If the reason it gets approved. And then the existing, which would be removed, and then the new 1 would be built these elevations will provided by the applicant have the planning commission hearing to get a sense of what the character the proposed structure would be.

The app because they wrote me was conducted on June 21st 2021.

Land development transportation committee had their meeting on June 9th, 2022.

And then the public hearing before the planning commission was conducted on July.

No, 1 spoken opposition and the plant commissions motion was to recommend approval to change the zoning from to, by vote of 8 to 0.

And that's all that I have is have any questions for me.

"Chair Flood"

Thank you, I'll start off that, um, my office, we heard from councilman Marcus Winkler whose district this is, and he said he would be in a. Uh, employment meeting, and he, if he could join on, he could, if not to express to the committee that he is supportive of this with the expansion of the union hall there.

So, did anybody else have any questions or comments?

See, now we're ready to vote.

And if you'll call the virtual, please.

Committee member author yes, Yes.

Vice Chair Reed, Yes

"Chair Flood"

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

"Chair Flood"

Moving on to item number 5 and ordinance related to the zoning of property located at 2612, South English station road, containing approximately 6.89 acres and being a little metro case number 21 zone. 0. 0 9 5.

case number twenty one zone zero zero nine five

Motion made by

Councilman Triplet by Councilman Hollander were ready for discussion.

"Brian Davis"

This is the planning commission, Doc, number 2195 for seconds and building materials.

The properties located at 2612, South English station road located metro Council district 20.

This is an outline of the photo and question.

On the aerial photo, you can see the existing building, which is a horse stable slash uh.

Kind of like a arena or show area for horses.

It is currently, so it's currently an agricultural use. They're proposing a commercial use.

Um, this is an outline of the properties currently zoned. R. R. And they are proposing to change that to you can see that you have a mix of R. R. you have a approved development located to the west of the property and then you have some industrial zone properties that are located to the south along the illustration road. The request that changes only from our as well as some variances and waivers that accompany the detailed district development plan as well as the fluids fork overlay review. The proposed use as a retail stores for savage building materials. And it includes like a reuse the existing structures. They are also proposing an addition on the back. There would also be an outdoor storage area as well as the garden center and associated parking that would come along with the retail use. The request zoning is not for the entire property. It's on the. They're requesting only reason on 7 of the 24 acres, which you'll see on the development plan here. Just a moment. So this is a Google strictly photo of the existing structure. Here's another distributed photo you can see the existing structure on the right this is looking to the east along South English station road at the intersection with echo trail. And then here's another picture looking back over towards this site. Here's the proposed development plan. So you can kind of see the dash line that would be the area in which they're requesting the zoning changes. The next slide will show better, but you can see the existing structure in white, the proposed edition in the gray and then the outdoor stores and parking areas that would be added. So you had the that would continue to be surrounded by and our, our own portion. And here's that zoning boundary change so that you can get a better idea of it. So the area outlined in red would be where they are proposing the retail use for and then the remainder would be R. R. These elevations were provided by the applicant. As part of their testimony, just to show what the, both the existing structure, and the proposed edition would look like. This neighborhood meeting was held in June of 2021 land development transportation committee meeting was on June 2022. Public hearing was on July 720226peoplespokein opposition to the request and then the planning commission recommendation was to deny the change from our and that was by a vote of paid to 0. That's all that I have. Unless you have any questions for me. 1 of the reasons for the analysis, because it caused for a higher density and a non residential district into the neighborhood form district and that's traditionally.

"Chair Flood"

Or residential use, this is an Council Member Benson's district, and he will also have a vote on this. Did you want to address this council as well?

"Council Member Benson"

Thank you, Madam chair. Um.

This is kind of a, you know, figuring out what to do with this piece of property but I think the planning zoning I think they did the right thing at this time, you know, 40 fork and all the overlay.

We're trying to figure out exactly how to make sure our parks.

And, uh, our extremes are, are.

Taken care of, and I don't know what all played, but they had enough information that says this is not the right place at the right time. So I vote yes. For this.

"Chair Flood"

Thank you and just to remind her that a yes vote is to uphold the denial by the planning commission. Did anyone else have questions or comments about it?

We're ready to vote.

Council Member Arthur? Yes,

Vice Chair Reed, Yes, I remember Vincent. Yes.

Council Member Benson, Yes

Without objection voting is closing.

So, there are 8 yes posts and this will go to our business at our next council meeting.

"Chair Flood"

Item number 6 is an ordinance relating to the zoning of properties located 3200 through 32, 8, Malden court and 57,145,716 and 5,718. they 5,746 mountain drive containing approximately 9.59 acres and being a little metro case number 22. 0.

0 4 4. approximately nine point five nine acres and being a little metro case number twenty two zero zero four four

Motion to move probably made by councilman Triplet and 2nd by councilman Hollander,

we're ready for discussion

"Brian Davis"

This planning commission docket number 2244 for Austin. Trace.

The properties located 3238, Malden court as well as some properties on mold and drive.

Is located metro Council district 1.

So this is an outline of the area as you can see the roads and then there are parcel lines that exist this because this was part of a previously approved subdivision that was recorded. But then other than the roads no structures were built on the site.

And so they are, so it was approved for residential they're proposing residential on the site.

You can see the areas surrounded by primarily by our for is requesting a change to which is the request before you change from our 4 to 5 as well as the preliminary subdivision.

And then the abandonment of the previously approved conditions that were associated with the old subdivision.

So the subject size located long Terry road in southwestern, little metros within the neighborhood form district.

It's previously stated this was previously recorded as a subdivision under 1012 02, the roads were constructed, but then it was planted, but then no homes were constructed.

So the site is surrounded by other single family residentials balance with a variety of patterns and sizes. This is the proposed plan. They are proposing 47, lots.

Uh, within the, uh, area, this is the Austin trace record plant that was recorded.

And I think give you a total of 33 lots. So they were going the zoning change would allow them to go from 33 to 47 lots on the same parcel using the same street system that is in place.

This is just a photo from Google strictly looking into 1 of the dead ends that currently stubs into the property.

Because right now the roads aren't open.

The advocate conducted our neighborhood meeting on March, 16, 2022, the land development transportation committee had their meeting on May 19 2022 and then the planning commission conducted public hearing on June 30th, 2022 no. 1 spoken opposition and the plane planning commission. His recommendation was to approve the change and zoning from our for our 5 and that was by a vote of 8 to 0. for our five and that was by a vote of eight to zero

That's all that I had was have any questions for me.

"Chair Flood"

This is in council woman, Angela Bownes district in our office has not heard from counsel woman bones about this. It's 33 lots, but. but That are proposed, right but they could build 47, which is allowed.

47 is what is proposed, or it is 47, right? Yeah. So the so, the original record plant was for 33. so, there there are 33 lines.

There now they're wishing to re zone, and then they would consolidate and replant the property to 47.

It's odd that they built all the roadways and did nothing. I mean, that's right. Yeah. I don't know the history behind it. Yeah, it is. Yeah, you do.

Does anyone else have any questions or comments? Council Woman Nicole George.

"Committee Member George"

Thank you sure I just have a question about the waiver. It looks like there is a waiver to allow you.

Rear yards to overlap during the GI easements. Someone just share a little bit about what the impact of that is. So there's a, there's a. Provision in the land development code that prohibits.

Uh, like easements and drainage facilities from overlapping and required yards.

Depending on who you ask it, the language is a little different than what it was originally intended. And so it's something that we've been watching. It's something that is frequently frequently requested.

Because anytime you have a subdivision where they are constructed, proposing, construct ditches along the rears since they can't, like, overlap into the adjoining yards a lot of times that full easement has to be in their, in their, on their side of the development.

And so what we're finding is that typically those drains reasons for 15 feet, and it just happens to be like, if you were to split it, it would be fine.

If you were to split that between 2 backyard, but where we see, the problem is when you have.

Again, new backyards that are backing up to existing lots where you can't get an easement and you're having to put that full. He's been on those properties. So.

"Brian Davis"

So, there will be a 15 foot easily going through those, those yards, which exceeds what our code allows.

But again, it's something that we're aware of and our contemplating contemplating changes in the future thinking about taking a look at that and amending bed.

Okay, so explain to me, like, I'm a 5 year old, what would be the impact if I were to purchase 1 of these homes.

Uh, you would not know anything, unless they were to come through and do some sort of drainage work in your backyard.

Because it's going to look like a ditch in your backyard 1 way or the other. It just so happens at that emerged imaginary 15 feet.

Area, which is more than likely going to be grass. It's all in your yard instead of being split between you and the neighbor behind, you.

"Committee Member George"

Okay hope there's some level of education that goes with this, given the area and how that's a little different, I believe, for some of the Southwest portion of Jefferson County.

"Brian Davis"

So we have a subdivision that was built probably in the late fifties, early sixties. I'm in my district where there's the drainage system and. Once 1 light got all the drainage system.

And the other people and, and some extra ground, and the other people got.

Cut right off it and sometimes there's a squabble over that. So now they need to make sure that they educate the people about what's really going on. So they don't think they're.

Getting slighted when they buy. Yeah. Originally, that language was there to kind of keep like your drainage basis for being located on residential lots of behind residential lots.

But then there was a change to the code and when when the change was made.

It included drainage easements and so that's what that's the problem that we've been running into from a design standpoint.

Uh, on these newer side divisions, so.

"Chair Flood"

Our office, like I said, had not heard from counsel woman bones. Do you want is that would be the pleasure of the committee to table it at this level, or let it pass and she has any questions bring it back.

We have time to test the county attorney.

Let me find the agenda. I believe we have time on this 1, but I also have not heard anything from councilman bones.

I'm on this September 28th is the.

Date Thank you. Um, so there's potentially time just, you know, whatever the committee would like to do.

We've done it both ways. Do you want to go ahead and pass it? And then she has any questions we can send it back.

It would be my preference. Okay and I'll reach out to her office prior to the vote on Thursday just to make sure. Okay. Up to date.

Okay, just make 1 comment about this chair. I.

You know, it looks like this is access to a primary collector on Terry road and I really like the idea that we're these are a little bit smaller lot sizes. We're building more houses there. It seems like an appropriate place to do that.

So, I will be supportive of this.

Any other questions or comments? See, none I believe we're go ahead and open the voting.

If you call the virtual vote, please.

Committee member Arthur yes.

Vice Chair Reed, Yes

that objection voting is closing. There are 7. yes. Votes in. This will go to business at our next committee meeting.

"Chair Flood"

Um, I'm going to go ahead and move to item number 10.

Which is an ordinance relating to the revised district development plan and alternative alternate plan for access for property located at 816 shepherds, railroad, containing approximately 18.9 acres and being local metro case number 22. 0. 0. 0. 1.

twenty two zero zero zero one

Motion to approve.

Properly moved by councilman angles 2nd by councilman triplet we're ready for discussion.

"Brian Davis"

Okay, this is the planning commission docket number 22 0001 for shepherd Springs. The problem is located 8,016 schefferville road located metro Council district 24.

This is an aerial photo of the of the site this larger area here.

Is the is the parceling question it's currently zoned to our 6. you can see some of the stubs red cedar way in Cedar brook drive that step into the rear of the property. And then you have friends along shepherds, railroad.

This is only map of the area currently zoned R6.

m, there are no proposed changes is just a detailed district development plan for the site.

Uh, so the requests before you are an alternative plan for access from the existing stub streets.

Which shows you on there on the aerial photos Seabrook drive and red cedar way as well as a district development playing with binding elements.

Case summary, the Africans proposing 260 multi family units, which will be a density of 14.37 dollars per acre. They are proposing 13 buildings. 6600 or 2 story 603 story than what I'm is is half that new. It's part of it's 3 departments 2. there are 409, 6 parking spaces.

And then there are no proposed connections to those stubs at the rear of the property shared access drive, which is comes off of servers. Hill Road in the front will remain.

A portion of the property is located in the Havi neighborhood plan and so there was some conversation at the planning commission level as to whether, or not the proposed design meets the neighborhood plan or not. These are some site photos of the subject property.

Just looking from schefferville wrote into the site.

These are some of the surrounding photos of properties that surround the site here.

So this is the previous development.

You can see there are a number of buildings that are proposed throughout the site there's no connection to drive or red cedar way. There was a pedestrian connection that was going over to a proposed a bus.

Bus stop over off of a.

All the primary access would come to and from shippers road along the 2 entrances, which you see on here.

This is the proposed development so basically, what they've done is they've taken the the.

Buildings that were kind of paired together and put them together. And so it's the same number of units.

That are being proposed, it's just a different.

Just a change to the building structure that's on the site.

That kind of sums up the differences there. This is an applicant's rendering of what the proposed buildings would look like.

The planning commission, public hearing was on April, 21st, 2022, 1 person, spoken opposition.

The planning commission made a motion to recommend denial of alternative plan for access.

Uh, from the existing street stubs that vote passed by 80, and then they also made a motion to recommend the now, the district development plan and binding elements that vote was also 8 to 0. that's all that. I haven't answered any questions for me.

Chair Flood

I'll just remind the committee that you may have recognized this piece of property. It was supposed to be the unity place apartments and it was supposed to have dwellings for refugees and.

Part of the public hearing that was held at more high school.

Was that there would not access.

The subdivision in the back, and there would be the 2 entrances and having listened to several other.

Means by the planning commission.

The planning commission wants to connect.

The subdivision to the apartments.

1 of the considerations I was thinking about, is that if we could do that, but we should be an emergency gate for the for fire EMS because it's not fair.

In my opinion that we have these neighborhood meetings to get neighborhood input.

And then when the developers actually do take that into consideration. Then somebody says, no, that's not that's not the way we do it. I know that the, the development code recommends connectivity. But in some cases, those roadways weren't built back in the sixties to take on this type of traffic and we know that. We don't have the funding through public works to keep, keep repaving streets because we put more traffic on there. And there will be more traffic because they'll want to avoid coming out on shepard's railroad and they already the state has already said that. They made a mistake. When they. Allow connectivity with Jefferson Commons across the street from the subdivision. It's, it's a cluster out there all day long people trying to get into Jefferson Commons, especially people getting into chick fillet. The traffic's backed up on the outer loop and then people try to get into that subdivision. They can't. So, I'll let Travis take it from here because he's been handling behind the scenes, trying to work something out to see what we can do or. What we can't woman again Travis is just a county attorney here.

"Travis Fiechter"

And so the council and flood's point chairman, flood's point, I've been working with the applicant and some discussions with planning design, which are ongoing, um, regarding this project. Obviously, this is an unusual situation where counsel just a couple of years ago, approved an alternate plan for this site.

And the applicant here with this revised plan effectively was asking for that alternate plan to continue to be approved and planning commission denied it. So, it's not that they overruled Council, but, you know, it's a new plan and they just recommend the denial.

So, in discussions with Council, when flooding the applicant, we're working on some potential binding elements, including that possible data connection to Brooke.

The complicating factors are just trying to figure out how much this would shift the plan how many reviews they need to go back through, whether this could be a staff approval thing, or a or full planning commission, et cetera. So we're still working out the details on this. I think we'll be ready with a proposal at our next meeting, but I wanted to make sure to bring it up at this meeting and discuss because it is a complicated case. There's a lot going on. I don't want to both surprise the committee with all the new details and proposals in addition to the history.

So if y'all have any questions, I'm happy to answer them.

And, of course, Brian can on the technicalities.

Um, and otherwise my recommendation would be to to hold onto this and hopefully.

"Chair Flood"

We'll have a completed proposal in 2 weeks time, and I'm not supportive of changing any of the binding elements as it at this moment, as it appears for the sidewalks that we fought hard for, because there was testimony in the public hearing that there was sufficient. Right? Away to put those sidewalks in and 1 of the areas. And old ships, and Rob saying that they say is a neighborhood serving center.

It's vacant most of the time, and at best, there's a barber shop or a bar there.

In the other areas, you know, it's a transit of different kinds of businesses. It's not.

It's not really anything other than the barber shop, and maybe that maybe the bar that will be conducive for the residents. They'd have to walk very dangerous roadway, which they can get soaked. They're right there at Jefferson mall and Jefferson comments.

If they had that sidewalk connectivity. They could walk.

You know, instead of having to drive, um, so.

I'm not supportive at this point of them doing away, or even paying the fee and Lou, but we're trying to work some details out. So.

And I appreciate my colleagues, um.

Allow me to take some time on this, because it's, it's very complicated case and there are a lot of things about this development plan that, in my opinion on the buildings is a lot better with, with the amount of how high they are not.

I mean, I actually wish that they would have allowed some of the refugee apartments there because there was a need at that time. And.

They actually believed that they were going to get these units so.

No, a portion of this unit, so that's kind of a.

Sad situation for that, that portion so I'll take a motion to table this.

Properly moved by Committee Member Triplett maybe a 2nd, by councilman Engel to table this item, all those in favor. Signify by saying, yes.

I don't suppose by, like, science scene, then it will go to the table. Okay.

Are we, we're going to do the truck ordinance before.

Sorry, are we are we here in that? I mean, did you work that out with Council Member Arthur?

Okay okay, wait a minute. Let me.

Oh, I'm sorry, there's 1 more before you. I'm sorry.

It's the right it's the right away ordinance.

For Barbara Shanklin district, he's got some.

I want to get that off of the table too. Let me find it.

It's going to be item number 11 and ordinance relating to the closure of a portion of right away a flag in which line? Adjacent to 5,905 which line containing approximately 3.87 acres and being a level metro case number 22 street closure. 0. 0. 0. 4.

twenty two street closure zero zero zero four

motion to untable properly made by Councilman Triplett seconded by Councilman Hollander.

If you remember, this was a large piece of right away that we.

Bounced around about local Metro, not getting funding on and it's almost 4 acres and I think I'm going to turn it over to counsel.

Excuse me to county the county attorney Travis feature because he has some information and some changes in it. I believe.

"Travis Fiechter"

Thank you again for your assistant county attorney. Obviously I'm not a member of this committee. I cannot move amendments. Um, but I have some requests. Uh, I have worked out some language with.

Council Woman Shanklin who was not able to meet the meeting today and if 1 of the members would be so kind of.

She would like someone to move it. Okay. So it would be a number of new, whereas clauses.

The 1st, whereas clause would say it the same. It just basically states the record of the case.

And then I'll start with the new language, whereas the council recognize that the size of this closure request is significantly larger than most. Given the specific history of the site regarding road realignment.

And whereas the council also acknowledges that this site has sat largely empty and unused since that re alignment was completed.

Generating no taxable value to the city while requiring time and resources to clean and maintain the property.

And whereas the council has previously denied a request for a closure of the same portion of right away with comments, including concern for how the property might be used in the future.

And whereas in recognition of that concern by counsel, the applicant for this closure, provided a sample development plan for how they propose to use the property, should the closer be granted.

And a fully detailed plan be approved and whereas because this closure will result in a significant amount of land, reverting to the control of a single property owner.

Council intends to keep a close eye on subsequent filings on this property.

To ensure disclosure does not negatively impact the surrounding area and whereas the council concurs and adopts the findings of the planning commission. So, the remainder is the same is what currently exists.

"Chair Flood"

So, I will move that amendment.

Committee Member Robin Engel moved a 2nd, all in favor of those amendments, whereas a signify by saying, I.

Aye, aye, those opposed by like.

Hearing none, the motion passes.

And I don't want to speak as to the council woman's full state of mind, but I can tell at least the request that sort of generated this.

The council woman asked if there was an ability to place.

Finding elements or conditions of approval on a road closure case. The short answer is no, those.

Items are tied to development plans, subdivision plans, those sorts of things and there's not a.

Even though the applicants submitted this sort of sample development plan, that's not a formally filed document anywhere at this point. Um, and so they're really no way to attach a binding element or condition of approval but.

At least this language sort of explains the councilwoman's concerns in this case, and hopefully let the applicant, the public planning a design know that we're gonna keep an eye on this property wants a development plan does come forward. And, and I told the councilman if.

At that time, uh, council wants to take up the plan we can always use 175 of the land development code to do. So so, hopefully that explains her reasoning and also makes it clear that counsel tends to keep a good, uh, close eye on these.

Nearly 4 acres, uh, there being requests to be closed.

I can take any other questions if there are any anyone have any questions or comments about this.

Say, none, um, we're ready for roll call.

Committee member Arthur.

Yes

Vice Chair Reed, yes

Without objection voting is closing, there are 7 yes. Votes. And since this was amended, it will go to our business at our next council meeting.

"Chair Flood

We belong to item number 7 is an ordinance amending the metro lane development code, relating to truck parking requirements case number 21, LDC. 0. 0. 1. 0.

Okay.

Properly made by a Councilman Triplett and, the 2nd, by Councilman Hollander were ready for discussion.

"Joe Haberman"

With planning and design services. I don't have a presentation because we've kind of gone over this a few times, but I'll remind the committee of.

Where we were, and where we've been since we last discussed this, so.

As a reminder this ordinance came from a resolution from counsel to look at.

Truck parking, and whether or not our zoning adequately allows for that use, because we had seen.

A lot of trucks getting parked in residential neighborhoods on residential property on residential streets.

And that's been fairly well documented through enforcement cases, which we provided some numbers on a.

Previous committee meeting, so what we decided when we talked to people was there just wasn't enough opportunity.

Under the existing zoning to allow for this use so.

Where it's currently allowed is, and when you're allowed him to, you're allowed by extension and easy 1.

So that's not a whole lot of zoning opportunities. So.

We proposed extending the by right allowance. No special approval to.

That made it even easier for easy 1 because it got rid of some restrictions.

And allowed it also in and W3 under circumstance certain circumstances. So.

We brought in that, and then we also added a case by case conditional use.

Uh, for and there was some discussion, there wasn't much discussion or public comment about the extension to and.

Those other zone in categories, but there was a lot of discussion about the C2 and C3 and the potential impact on.

Residential properties and other uses where this might not be compatible with.

So, I'll just highlight some of the changes that we put into.

A draft after hearing some feedback from committee members.

We excluded certain form districts, so we already had excluded neighborhood form, traditional neighborhood.

Which typically wouldn't be lined up with C2 or 3, but it's possible.

And we also excluded downtown.

We added to that exclusion the traditional marketplace corridor.

Which would address some of the concerns. We added an access.

Requirement that the.

Access for heavy trucks has to come from a minor or major arterial and I think I added collector.

Into that I would like to remove that piece.

There was some misunderstanding of whether that was inappropriate, but

the idea of that was to make sure that access wouldn't be coming off.

Neighborhood streets, because, you know, some of these are double

frontages and it's possible that they might be trying to use.

A roadway that's not really designed for heavy truck traffic.

Another change we made was we added a separation requirement from

residential institutional, and some other sensitive uses.

That's 200 feet from any truck parking to those uses and that's not.

Wave so the board Zoning adjustment can't wave that when they're

reviewing it.

Um, we added we already had no idling the intent of this there's 2 types of heavy truck parking.

There's trucks that people park, why they're resting in the vehicle and

trucks that people park, why they just need a place to store them. Why.

They're not working this was always intended for that.

390 "Bennett, Olivia" (3134481664)

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Situation where they're storing it, not necessarily for people resting so.

We had the no idling. We added that.

Just in case that you couldn't have refrigerated trailers and operation as well. That was the concern of air pollution control.

And we made that not.

We added a provision that says no occupancy of the heavy truck or.

For resting why they're so they couldn't sleep in it or be using it again. The intent is storage.

There was some language in there about separation between any trailers that might.

Have a has mat on there, and we just kind of cleaned that language up to match the separation requirement from.

The residential and institutional uses, so.

Those are the changes I think we addressed the 2 big issues that we heard that we need to be careful and permitting issues.

Around residential, and there was some concerns about some of those standards being.

And we made the ones that we felt should be.

Concrete, you know, more.

More firms to the board doesn't have the discretion to waive those standards.

So, I'd be happy to answer any questions.

"Chair Flood"

Just to make it clear 4.2.66 we'll read now, driveway, connections for heavy truck access shall only be.

Be too in front to, from a street classified as a minor arterial or major material arterial. Right? And this, this provision should not be waived. And that was, what do we need to move those amendments to.

"Travis Fiechter"

Yes, Madam chair again assistant county attorney. I apologize. We weren't able to get the full, uh, draft on the system beforehand. So I can sort of an art fully read them in um, that will take a minute, but it won't be too terribly long.

So, if the, if the committee would like, I can go ahead with that.

And I think there's some other language that you wanted to clean up. Is that correct?

Or someone that's correct. Well, I don't know exactly if Travis got that in the version that he's submitted. Yeah, I think I got more or less a final version with the exception of the collector street. I don't think that I see here, but we've noted that already. So catch me if I mistake that.

Um, so there's 1 amendment in the sort of, whereas clauses just at the very end to add with several additional amendments.

Um, and again, bear with me while I scroll through my tube competing versions here, give me just a minute.

Okay.

Oh.

Did I apologize? I'm, I, this is the 1 situation where a hard copy would have been preferable. My electronic version is not loading.

1 versus 2 strike through so I'm just kind of visually following through. On the original ordinance to figure out what exactly is amended and where.

While we're waiting councilman Honduras freezing over there that's 1 of the coldest corners in this room because you're getting blown on by the air conditioner and you're right it gets so cold in here. We can hang me at the end of the day.

All right. Uh, so 4.2.66 is where the lion's share the amendments are concerned. Um, and there's several sort of reordered ones and restated 1. so I'm going to read them all in full, rather than trying to.

Note, the individual changes for 100.66 will still be titled heavy truck off street parking and storage C2, C3 districts, heavy truck off street parking and storage may be allowed in a district upon the granting of a conditional use permit in compliance with the following listed requirements.

The section does not apply to any parking or loading area that may otherwise be required, or allowed for this land development. Um. allowed for this land development um

A, the conditional use shall not be permitted with any downtown.

Traditional marketplace, corridor, traditional neighborhood, neighborhood, or village form district.

B, the heavy trucks shall not be parked within 200 feet of any property developed with 1 or more of the following uses.

Boarding house is that correct? Okay uh, boarding houses.

Contents of monasteries, daycare centers, hospitals, hotels and motels, nursing homes.

Rehabilitation homes, religious buildings, residential care facilities. Residential dwellings parks, recreation uses schools and transitional housing.

The distance shall be measured in a straight line from the parking space. To the nearest from the parking space to the nearest available property line.

The provisions should not be waived see driver connections for every truck access shall only be 2 slash from.

Street classified as a minor material or a major arterial distribution should not be waived.

D, trucks on an idle while parked any refrigerated trailers are not permitted to be an operation. This provision should not be waived. The property shall not be located closer to than 1000 feet.

To any other property on which a heavy truck principle used to situated. Parentheses measured in a straight line from the property line to the nearest property line. Close. Parentheses.

F, this use is intended for storage operators are not permitted to rest or reside in any truck or trailer while stored on the property.

G, truck parking and storage are prohibited within any required setback and or form district transition zone g, utility trailers and semi trailers may be stored on the property in an incidental and accessory manner to the truck storage.

Unless otherwise permitted by the zoning district trailers and semi trailers are allowed for under this section shall not be used for the storage of other goods and materials.

I other vehicles, including light and medium trucks may also be stored all vehicles, utility trailers and semi trailers stored on the property. Shall be operable and red ready these storage.

Of disabled or operable equals or trailers is not permitted under this section.

J. adverse impacts rated the truck lights. Noise and emissions shall be mitigated. A solid fencer. Wall is required to screen truck headlights. On any contiguous residential used property.

Truck idle, all parked. Okay the subject property shall be your sufficient size to accommodate the truck parking and associated the Ingress egress.

Maneuverability L the storage area shall be screened with a fence wall berm and or heads of at least 8 feet in height.

And canopy trees as required by chapter 10 of this land development code.

M, landscape areas shall be provided to break up large, impervious areas. To provide the opportunity to capture a parking lot stormwater runoff.

An outdoor lighting must meet our requirements of section 4.3.1.

Of this land development code and oh. Trucks that are required by the United States Department of transportation regulations to display hazardous material. Placard shall not be parked within 200 feet of a building used for the purposes listed below except 1 intended.

For loading and unloading purposes.

Those uses are as follows bill. Your sorry I'm sorry.

Phone just jumped on me, billiard parlors, boarding houses, convents and monasteries, dance halls.

Daycare centers, hospitals, hotels and motels.

Nursing homes, parks, recreation uses.
Rehabilitation homes, religious buildings, residential care facilities,
residential dwellings.

Restaurants schools, sports arenas.

Taverns bars and saloons, transitional housing.

I believe that is the last of the amendments, and I will note just for
the committee that.

Those last ones in the new subsection. Oh, several of those where we
worked some of the language was from outdated versions or from different
codes. And so you'll see quite a few cross outs and, uh, new underlines.
But, effectively, we're just converting most of those words to our
language.

Uh, versus from some exterior codes.

"Chair Flood"

And I'll move that amendment.

Properly moved the 2nd by Committee Member Triplett or any questions or
comments about the amendment.

I've seen none on my phone.

No, 1. okay. Any other questions about the ordinance.

In and of itself.

None, I think we're ready to vote oh limit Although the favor of the
amendments signify by saying, yes.

I am hearing none.

The motion passes you have a question go ahead.

"Committee Member George"

Okay, thank you, sir. I just wanted to give a big thanks to Joe. I know
planning and design has been tremendous work to try and address.

This gap that exists within our community.

And really to be very intentional with the improvements. I know. We were
also we received strong guidance from the air pollution control district
and so we appreciate their partnership and also want to thank council
member flood for her guidance on the work.

Just to say when we started and this was in 2020. thousand and twenty
Several volunteers in district 21 looked at what parking options existed
for community members, and at the time and again, this is not a research
project but but a good measure of folks who are out in the community,
trying to legitimately find where the best places for our tractor
trailers and they found to 1 of which charge 150 dollars a month. fifty
dollars a month

The other 1 charge 10 dollars a day and so all that to say, you know,
what we hope to see is more options in our community to then, of course,
prevent what we currently see in many districts,
which is sometimes upwards of 10 a day parked in front of a.

A school on a local road, so I will be supporting this and I really
appreciate all the work.

Thank you.

"Chair Flood"

Yeah, I think I drove Mr Haberman crazy and appreciate all the phone
calls and the emails back and forth that got all my questions answered

and Council Woman George for taking all my calls and Travis faster making sure that we.

Give people an option, but also protect those who are already in certain places in our neighborhoods. So any other questions or comments.

And then now we're ready for, vote.

Committee Member author? Yes

Vice Chair Reed, yes

Without objective objections, voting is closing there are 7 years votes, and this will go to old business and our next council meeting. Thank you. Mr. Haberman he smiled he's holding me smiling for a week now, just because we finished the sword.

"Chair Flood"

Okay, now we are ready for Mr king to come forward and we will be going to item number 2.

An ordinance relating to the Bush town, Phoenix Hill, new loo, neighborhood plan, and approving its executive summary as an amendment to the plan 2040 comprehensive plan case number 21 area. 0. 0. 0. 1. zero zero zero one

Thank you. Good. Good.

We have to make motion to approve motion by Kevin triplets. 2nd, by Committee Member Engel

We're ready for discussion.

"Mike King"

Good afternoon. My name is Mike king. I'm the director of global office of advanced planning and sustainability here to present to you today the boomtown phoenixville and new Lou neighborhood plan, and a subsequent executive summary.

Just a little bit quick background on the plan. Both. What's your town? And Phoenix Hill had separate neighborhood plans that were adopted in 2008. several of the recommendations from those 2008 neighborhood plans were implemented over the 10 years between when this process started. And then, so, at the request of at the time council member, barbers section Smith, she wanted to update these plans to reflect sort of the vision of for the future of these neighborhoods. And.

the future of these neighborhoods and

In doing, so we noticed as we started to establish this study area that much time in Phoenix sales since that 2008 plan.

There's been a new district that's sort of been created over the area, which is new. The boundaries of newly are traditionally in the Phoenix neighborhood, but it has since sort of become the commercial district for these 2 neighborhoods.

Set them up on the screen, sort of outlines the study area for this area plan. We also did include waterfront park within the study boundary.

There are not any specific recommendations for waterfront park itself that was at the request of waterfront development corporation.

But we along with waterfront parks, what I thought it was wise to include the park in the study area, because it is such an attraction and to look at the connectivity and how that great asset can be more utilized by these.

Let's do this planning process as usual. We brought on a consulting team or a project team that pro the lead from was a local urban design connectivity firm called.

They also brought on to focus on the transportation side of things and the Booker design collaborative really? Assistant with our community engagement efforts.

Project timeline, this 1 took us a good bit of time to get through as you can see when it started in October 2019. that's when we started we brought our consultants started getting some things going.

We started doing a few different surveys, then in January 2020, we had our 1st public forum and then a couple months after that, everything sort of changed with the pandemic setting into place.

See, this is the 1st plan that we had to adapt on the fly to sort of reorganize our communication and outreach efforts with the neighborhood. and outreach efforts with the neighborhood

Which along with a couple other factors that I'll discuss here shortly are the reasons that it took so long for this plan to come to fruition. There was a great amount of community engagement efforts that took place on this. As I mentioned, we had the 1 public meeting that was held in January of 2020, had a phenomenal turnout on that.

We also had a couple of online surveys where we received over 425 responses we had as per the neighborhood planning ordinance and advisory group that was appointed. Those folks had multiple meetings and stay engaged throughout the process.

We went door to door, canvassing with a strong focus on the Phoenix hill neighborhood to really get a lot of feedback from folks there since. from folks there since

It's probably a bit of an older generation that prefers more 1 on 1 conversations.

We also, as we proceed through this plan, actually put the equivalent of sort of comment boxes, added strategic locations within these neighborhoods and copies of the plan itself for folks could then take a physical copy of the plan,

read it and then simply put in their comments in a comment box that we would come and pick out 1 other component and I'll get into a little bit more of the details of this a bit later. But as we took this plan to.

Planning committee in early 2022, the financial neighborhood associations said they had a few more issues that they would like, resolved.

And a lot of that stem, from the length of time that it took to get this plan in place, there was a change in leadership and a lot of turnover in those neighborhoods there were some new interest that came as a result.

So we happily sort of took a step back, so the process down just a bit more to ensure that we went through all those needs that were addressed through the neighborhood. This is just a quick outline of sort of the shape of the plan.

It's got the brief introduction of sort of where it came from existing conditions analysis, the vision, the components implementation and then there's a connectivity analysis.

That's an appendix to this document, which I'll talk a bit more about here. In a moment. I'll read this since they did an excellent job of encapsulating a vision statement and do something very succinct, very representative of the neighborhood and that is the budget town.

Phoenix hill in New loo or historic energetic and resilient urban communities located in the heart of global where smart growth supports an

environment for everyone to succeed. So that's the vision statement that is required for the neighborhood plan ordinance.

We broke the planning down into 4 different planning components this plan since it started prior to the update to the existing neighborhood plan ordinance, there is not the specific required housing component.

It does have both the land use community form and the mobility components, which were required in the previous ordinance, but through the equity and affordability component, we were able to address a lot of housing needs within the area.

So, there are several more on top of this, but these are sort of the big ones that we hand pick to pull out of here. And a lot of it talks about our supporting.

The various options for residential development, within the neighborhood, utilizing under utilized your info vacant properties, as opposed to coming down and taking things down and starting. Now, there's a strong focus on creating economic development.

I think a lot of it stems from some of the positives that folks have seen on market street and the new area.

That a lot of that could potentially be replicated along the Broadway quarter on Broadway, and with a Broadway corridor or plan happening as well. There was a big push for that to get a bit of an injection of life over there.

There are several remnants of industrial manufacturing uses that are still in the area and the neighborhoods are quick to say, we're not trying to push them out by any means, but we want to continue this working relationship. We have with them.

And in the event that those were able to change hands that we could have some conversations on what they might be in the future.

I wanted to really focus sort of their priorities on Hancock and play streets is sort of the North South spine, as opposed to just east West ones that currently exist and they wanted to push a lot of sustainability initiatives through this.

As I mentioned, we had some extra conversations with the push down neighborhood and Phoenix neighborhood associations, and some of the specific changes that were included through part of that process or sort of a little bit later in the game.

I just wanted to go through those, because they were really important to the neighborhood associations were opportunities for better collaboration with current and future updates that land development code. We're actually working with some of the residents over in these neighborhoods with some updates that are happening.

Right now to ensure to continue to ensure, but approve.

On resident community voices, the development and infrastructure improvement process also part of the development code reforms that are happening right now. And then this other idea of.

Consider the inclusion of community benefits agreement that, by no means means that every development that comes into the neighborhood is going to be required to have a community benefits agreement. Rather the neighborhood is saying, hey, we would probably be supportive of more development in here.

If we could get some sort of community benefit back to us, especially those that include any kind of public funding or public land ownership.

From the mobility side, the goals were really about sort of right sizing a lot of the infrastructure that's built in over there. So there's a lot of talk about transforming the corridors into 2 way streets. They have a proliferation of 1 way streets in these neighborhoods, creating that North South sort of seamless connection from Broadway, all the way up to the waterfront making intersections a little bit more pedestrian, friendly, and a little less auto centric but also interjecting sort of public are in place making urban activation into a.

The infrastructure projects to soften the neighborhood and make it feel a little bit more like a sense of a place again, there are a few updates that were requested by the neighborhood associations 1 was around parking solutions with some new regional attractions, the soccer stadium and botanical gardens and a few other things, there's a bit of a parking crunch on specific days in those areas.

They're interested in some opportunities to to sort of circumvent some of those challenges that have been presented also the idea of maybe a parking benefits district.

So, as folks tend to park in those areas, and some of those search pricing days, maybe perhaps some of that collected revenue could be pushed back into the neighborhoods.

And then 1, that they were very adamant about, is they want to again establish this sort of connection that it's more people oriented. And they really wanted to focus on Campbell street and bullshit town as sort of this pedestrian connection down to the new stadium district into waterfront park.

Speak with a really interesting component of this plan that we didn't anticipate being as much as it turned out to be, but through our conversations with everyone paragraphs creek is 100% and untapped resource for these neighborhoods and something that the neighborhoods would really like to capitalize upon their 1st, and foremost hope is to restore the health of the creek itself, but they also want to transform it into sort of a world class Greenway. There's a Greenway system on parts of it now but they want that to be expanded. be expanded

But also to start to shape development along, so it's not sort of this afterthought in the backyard on the back of a property, but rather is properties along paragraphs creek inevitably develop that. They sort of embrace the creek and it becomes almost more of a front yard in some instances.

But then also recognizing the bigger I speak goes a very long way through our community. So to help create a regional vision plan for all the various Greek. They connects all the way down to the local zoom.

The neighborhood associations were great with all the recommendations from the plan. It didn't have any new suggestions for that 1, in terms of equity and affordability. Again, this is a lot about the.

Opportunities for retaining the ability to live and some homeownership opportunities within these neighborhoods it talks about supporting multiple types of housing and developments.

Not just sort of the traditional mixed use or single family, but a lot of things in between that opportunities to prevent displacement of a long time residents to work with local businesses to establish hiring and operation policies that combat systematic racism.

I know newly was already doing a lot of things to help that, but there's also a lot of.

Improvement as well, and then focusing on resident, health and economic well, being to adjust some of the equities in the neighborhood and then also this lesson is bulleted because it is.

Expanded upon a bit, and that was to support the studies on house neighborhoods. Our neighbors with short, long term strategies.

There were sort of 2 big updates that came out of this at the request of the neighborhood association again. They were very interested in strengthening the language around affordable housing.

They want to maintain the existing affordable housing, that little metro overseas and local National housing authority oversees a lot of that. So continue working relationship with us to work with little Metro, to sort of formalize requirement for affordable units and development.

That are proposed on public lands or use public funds.

And to work with planning and design to explore options for short term rentals, I like most neighborhoods. They feel they have a disproportionate amount of short term rentals in the neighborhood but we came up with some specific strategies to look at potentially offsetting some of those challenges.

Additionally, they, they talked a lot about, uh.

The affordable housing, short term rentals and house individuals in the area we work specifically with local initiatives, homeless services division.

To establish this framework for what could be a neighborhood Taskforce dedicated to providing support and resources and additionally working with developers to prevent displacement.

When new development comes into the neighborhood as I mentioned before there isn't an appendix to this plan. It's a connectivity study. That was done by wsb who's the mobility consultant for this project?

Basically, the overall sort of theme of what this connectivity analysis is, is we saw with waterfront park being there and the soccer.

Stadium Botanical Gardens and these sort of regional attractions that are popping up in and around the beach down in Phoenix Hill, new areas.

And then you have downtown, sort of, on the other side with these neighborhoods, sort of being in between to this plan really did a sort of deep dive into analyzing how we could more seamlessly connect those 2.

so, it was a little bit more on the technical side.

So that's why we included it as an appendix. Instead of just part of the mobility recommendations.

Um, public meetings went to planning committee originally, January 28th, as I said, before that planning committee, they were recommended to be continued to address some of those remaining neighborhood association requests.

We felt we addressed all of those, took it back to the planning committee, had strong public support at the planning committee. It was then moved on to the planning commission on July 7th where it was unanimously approved. was unanimously approved

With that, um, the 2 actions before you today, or approval of the area plan and approval of the area plan executive summary is an amendment to play in 2040. that is all that I have for you. And I'd be happy to answer any questions. answer any questions

"Chair Flood"

Any questions comments? Yes Councilman "Arthur, Jecorey

Committee Member Arthur"

Peace I just wanted to say, thank you and shout out to Michael King and team, but also the residents most importantly, the residents who help really influence this plan and make it the best that it could be to serve their needs.

And I look forward to bring in this plan into fruition, bringing it into life.

"Committee Member Hollander"

Councilman bill, Hollander, it's just like to echo that I, uh, represented part of this neighborhood when this planning process began and encouraged people to get involved. And I'd like to thank everybody who did get involved. It looks like a very good plan to me. Thank you.

"Chair Flood"

You know, it's you can mention the word New Lou anywhere in the city of Volvo or out in the suburb suburbia area and everybody knows where new Lou is and has seen something or been there for something at.

It's an exciting time for that area. Congratulations Council Member Arthur.

Any other questions or comments.

Seeing none we're ready to vote.

Council member Arthur yes

Vice Chair Reed, Yes

"Chair Flood"

Without objection 1 is closing, there are 7 yes. Votes and this normally would go to consent calendar. Do you want it sent to consent calendar councilman Arthur or to old business

"Committee Member Arthur"

consent is fine. Thank you so much.

" Chair Flood"

Okay, this will go to consent calendar at our next meeting. Thank you. Ask the assistant card shareholder should just be 3 items left. I think we've covered everything. Does your record indicate what mine says, and says exactly what you were saying? Thank you 3 that are being held. Okay we have gotten everything off the agenda.

Yeah. Especially for the truck parking, so the new Lou was in record time. So thank you very much committee for all your help and thank you to the planning and design.

For all your help in the clerk's office and county attorney so, without objection, we'll be adjourn until our next meeting.

Thank you.