Call Meeting to Order

The meeting was called to order at 3:01 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll Call

Roll call was answered with six (6) Commissioners present.
A. Approval of the Minutes

Commissioner Pankey called for any additions or corrections to the minutes. Commissioner Pankey stated with no additions or corrections, the January 5, 2017. Minutes stand approved.

B. Adoption of the Agenda

Commissioner Pankey called for any additions or corrections to the revised agenda. Commissioner Pankey stated with no additions or corrections, the revised agenda stands approved.

C. Action Items

1. Case Name: La Hacienda Stradt Addition (Preliminary Plat)

   Consideration of a Major Preliminary Plat in R-3, Single Family Residence Zone District for property at 1525 Hollywood Boulevard NE as requested by Adam Stradt Property LLC (Applicant) and Apple Kids CR, LLC (Titleholder)

   Case No: PRPT-024128-2016; Case Manager: Dave Houg; Canceled at the Applicants request

2. Case Name: 4420 Center Point Road NE (Conditional Use)

   Consideration of a Conditional Use Request for Day Care Center in a R-3, Single Family Residence Zone District as requested by The Robyns Nest (Applicant) and St. Andrews Evangelical Lutheran (Titleholder)

   Case No: RZNE-024175-2016; Case Manager: Dave Houg

Mr. Houg presented the City Planning Commission Criteria for Recommendation and Action for a Conditional Use.

Mr. Houg stated that this was a Conditional Use request at 4420 Center Point Road NE. The applicant is requesting approval for Day Care Center in a R-3, Single Family Residence Zone District. Mr. Houg presented General Information, Zoning Map, Aerial View and View from Center Point Road NE, View from Walker Street NE and a Site Development Plan. Mr. Houg said that if approved the Board of Adjustments would consider this Conditional Use at its meeting on February 13, 2017.

Following discussion, Commissioner Pankey called for a motion. Commissioner Peloquin made a motion to approve the request for a Conditional Use for Day Care Center in an R-3, Single Family Residence Zone District. Commissioner Brown seconded the motion.

No further discussion was held; Commissioner Pankey called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Pankey, Wilts, Blank, Brown, Cassell, and Peloquin 0 Nays
3. **Case Name: 3333 1st Avenue SE (Preliminary Site Development Plan)**

   Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Ross R. and Donna R. Neal (Applicant/Titleholder)  
   **Case No: PSDP-024166-2016; Case Manager: Kirsty Sanchez**  

Ms. Sanchez presented the City Planning Commission Criteria for Recommendation and Action for a Preliminary Site Development Plan.

Ms. Sanchez stated the applicant is requesting Preliminary Site Development Plan approval for the property located at 3333 1st Avenue SE. The proposal is to construct a 1,536 sq. ft. single-story addition to the rear of the existing 1,344 sq. ft. building. The property is zoned C-3, Regional Commercial Zone District.

The proposed use and development plan are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban – High Intensity” on the Future Land Use Map in the Comprehensive Plan. Ms. Sanchez presented a Location Map, General Information, Aerial, View from 1st Avenue SE, View from 34th Street SE, a 1990 Previously approved Preliminary Site Plan, Site Plan, Renderings and Recommended Conditions.

Following discussion, Commissioner Pankey called for a motion. Commissioner Cassell made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District with the first condition already met. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Pankey called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Pankey, Wilts, Blank, Brown, Cassell, and Peloquin 0 Nays

4. **Case Name: 5050 18th Avenue SW (Rezoning with a Preliminary Site Development Plan)**

   Consideration of a change of zone with a preliminary site development plan from A, Agriculture Zone District to I-1, Light Industrial Zone District as requested by Mike Dawson (Applicant) and Ortman Properties, L.L.C. (Titleholder)  
   **Case No: RZNE-024178-2016; Case Manager: Kirsty Sanchez**

Ms. Sanchez presented the City Planning Commission Criteria for Recommendation and Action for a Rezoning with a Preliminary Site Development Plan.

Ms. Sanchez stated this is a request to rezone an 87,825 sq. ft. parcel from A, Agriculture Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan to allow for the construction of two buildings to be used as contractor shops. The property is identified as “Urban–High Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, the proposed use and density are suitable for the site. Ms. Sanchez presented a Location Map, General Information, Aerial, View from 18th Street SW, Zoning Map, Site Plan and Renderings. City Council will consider a public hearing at their meeting on February 14, 2017.
Following discussion, Commissioner Pankey called for a motion. Commissioner Cassell made a motion to approve the Rezoning with a Preliminary Site Plan from A, Agriculture Zone District to I-1, Light Industrial Zone District. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Pankey called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Pankey, Wilts, Blank, Brown, Cassell, and Peloquin 0 Nays

5. Consider of a recommendation to City Council for adoption of the Mt. Vernon Road Corridor Action Plan and its inclusion in EnvisionCR

   Adam Lindenlaub, Community Development and Planning

Bill Micheel, Community Development Assistant Director stated that he was presenting this item in place of Adam Lindenlaub.

Mr. Micheel stated that this was the City’s first sub area plan. The purpose of this and all corridor plans are to identify actions that can spur private investment by identifying Aesthetic improvements, Opportunities for quality development/redevelopment, Placemaking opportunities and Pedestrian and bicycle improvements. There are unique areas of our city, what is unique about them, what we want to preserve, what we want to enhance and what of that study area could use some transformation. These were all identified as we worked on the plan.

Mr. Micheel went on to say that there were many public involvements which included: Stakeholder Meetings, Online Survey, Vision Workshop with over 200 attending, an Open House with over 80 attending and another Open House with over 90 attending.

Mr. Micheel stated that the plan is laid out in three focus areas which included Circulation, Lane Use and Character which came out of the comments that came out of the three public meetings that were held. Goals within each of the areas included improving traffic circulation and safety, increasing walkability and safety for pedestrians and bicyclists under Circulation, promoting new retail development and redevelopment along the corridor and encouraging neighborhood scale and neighborhood scale and neighborhood friendly uses under Land Use and Improving the aesthetic appeal of the corridor, Celebrating the historical significance of the corridor as well as Reducing visual clutter along the corridor under Character goals.

Mr. Micheel stated there were 23 City led action steps to help the City achieve those goals. Each has a timeframe for beginning and approval of plan and inclusion in EnvisionCR starting within one year, starting within 2 to 3 year or starting within 5 years.

Mr. Micheel said the next steps would be consideration by the Development Committee on January 18, 2017 and then City Council consideration on January 24, 2017.

Commissioner Blank asked how many cross walks would be included in the plan. Mr. Micheel stated that the road right of way cross section that is being standardized throughout the corridor considers the ease of pedestrians moving at key intersections and at a minimum of 4 crosswalks.
Commissioner Peloquin stated that this is great work and the level of analysis is highly readable and shows actionable steps and congratulations to the Consultants and but especially to the City staff.

Commissioner Cassell also stated job well done.

Commissioner Wilts said she has heard this from a number of people and a nice addition. Commissioner Pankey sees the suggestion for medians at 15th and 19th and it gives him concern for the navigation particularly at 19th if it does not allow a person who is traveling north on 19th to turn left or go west you must turn right and sashay around through the neighborhood to get back on 19th has concerns that it will have undo traffic in some of those residential areas. In this process are there more severe recommendations as far as realignment of 19th or cost factors and acquiring properties. Mr. Micheel stated this identified one of two issues that received the most comments from citizens and advisory group. There is a longer term plan for this. We were not able to implement the plan without condemning property and increase the size of the road right of way. The advisory commission had a lot of discussion about traffic diversion. The traffic analysis that was done demonstrated that the level of service or congestion pushes cars into adjacent neighborhoods. This was a stop gap measure.

Commissioner Pankey asked if there was anyone from the public who wished to speak. No member of the public was present to speak.

Following discussion, Commissioner Pankey called for a vote on the motion. Commissioner Blank made a motion for adoption of the Mt. Vernon Road Corridor Action Plan and its inclusion in EnvisionCR. Commissioner Cassell seconded the motion

No further discussion was held; Commissioner Pankey called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Pankey, Wilts, Blank, Brown, Cassell, and Peloquin 0 Nays

The meeting was adjourned at 3:43 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department