

MINUTES OF COMMITTEE MEETING

August 24, 2009

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

RE: 1) Case Number 08P-16/ North District Planned Development Conditional Use (Hahn Street Properties)

Request for Preliminary Planned Development Conditional Use Approval for the purpose of constructing a Combined Residential and Business Planned Development consisting of 109 dwelling units, approximately 20,000 square feet of retail space, and 321 parking spaces on properties commonly known as 125, 123, 119, 115, 111 W. Hahn Street, and 260, 242, 238 and 236 N. York Street, said properties being wholly located in the C4A North Downtown Business District.

2) Other Business

Committee Members Present: Morley, Rose, Leader

City Staff Present: Said, Werner

Others Present: City Attorney Nick Peppers; Zoning and Planning Chairman, Darrell Whistler and Commissioner, Joyce Slone

Chairman Morley called the meeting to order at 8:01 p.m. Agenda item #1 was introduced by Chairman Morley, and Mr. Said and Mr. Werner provided background and explained the process and summarized the list of approvals being considered.

Alderman Rose stated that she is firmly committed to this project. She believes the height variation and the parking are appropriate for the downtown area. She also stated that the smaller units requested respond to the new market and provide more housing options and more variety.

Alderman Leader and Chairman Morley also favor the project. The Committee discussed concerns regarding density, the public parking to be provided and the reduced size of the units appealing to a different demographic of buyers. Owner occupancy was also discussed by the Committee.

After discussion, the Committee asked staff to provide further information regarding the size of the units at Crescent Court and Museum Square, pricing of the units, and a possible development

timeline. The Committee agreed to continue this discussion to their next regularly scheduled meeting on September 14, 2009.

Under Other Business, the Committee agreed to suspend discussion on swimming pool fencing pending outcome of the International Code Council's (ICC) development of a Comprehensive Swimming Pool Code.

The meeting was adjourned at 9:05 p.m.

Submitted by: John D. Said, Director of Planning, Zoning and Economic Development