

**CITY PLANNING COMMISSION
MINUTES**

**March 4, 2005
9:00AM**

CALL TO ORDER

Mr. Faux called the meeting to order at 9:10 am, with the following present:

Appointed Members:

Terry Hankner, Jacquelyn McCray, Curt Paddock, Jim Tarbell,

Community Development and Planning Staff:

Margaret Wuerstle, Lenny Adkins, Jennifer Walke, Ed Ratterman, Renee Christon, Steve Briggs,

Law Department:

Julia Carney

APPROVAL OF MINUTES

Submission of the revised minutes from the February 04, 2005 Planning Commission meeting for approval.

Motion: Mr. Paddock motioned that the minutes be approved as amended

Second: Ms. McCray

Vote: 5-0, all ayes motion carried

Submission of the minutes from the February18, 2005 Planning Commission meeting for approval.

Motion: Ms. McCray motioned that the minutes be approved as written

Second: Mr. Paddock

Vote: 5-0, all ayes motion carried

CONSENT ITEMS

ITEM #1 A report and recommendation on the granting of a permanent easement for occupation of a portion of Tusculum Avenue in Columbia Tusculum to the United States of America

ITEM #2 A report and recommendation on the Ordinance authorizing the grant of easement through Sawyer Point Park for Sanitary Sewer #2948: Combined Sewer Overflow #451.

ITEM #3 A report and recommendation on a plat of subdivision for the Villages of Daybreak Subdivision – Phase One, "B" located south of Seymour Avenue, west of Rhode Island Avenue and north of Langdon Farm Road in the neighborhood of Bond Hill.

ITEM #4 A report and recommendation on a plat of subdivision for the City West North – Phase 2 Subdivision (formerly Laurel Homes Subdivision) located west of John Street, north of Ezzard Charles Drive, east of Linn Street and south of Wade Street in the neighborhood of West End.

ITEM #5 A report and recommendation on a plat of subdivision for the Lincoln Court North Subdivision located west of John Street, north of Clark Street, east of Linn Street and south of Ezzard Charles Drive in the West End neighborhood.

ITEM #5a A report and recommendation on a subdivision improvement plan for the Villages of Daybreak Subdivision – Phase Two, located south of Seymour Avenue, west of Rhode Island Avenue and north of Langdon Farm Road in the neighborhood of Bond Hill.

Motion: Ms. Hankner motioned that the consent items be approved

Second: Ms. McCray

Vote: 5-0, all ayes motion carried

DISCUSSION ITEM

ITEM #6 Discussion on the Stewart Landing Conceptual Plan

Ms. McCray stated that the plan was visionary but that she had concerns regarding the massing as well as the views from the surrounding properties and from Columbia Parkway. She asked that Mr. George Stewart, project developer, explain how they intended to deal with the transparency issues.

Mr. Paddock requested that staff discuss this project in the context of any existing City plans and the zoning of the surrounding area. Ms. Wuerstle, Chief Planner, explained that staff would be prepared to make a presentation to the Commission at the next meeting regarding these issues.

Mr. Caleb Faux questioned whether the larger buildings could be placed at the eastern end of the project site to prevent blockage of views. Mr. Stewart explained that these informal discussions with the Commission were to obtain input and determine if he has the Commission's backing on this concept before he puts a lot of money into developing the plans required for the formal submission. He would like the City to be clear about their support for this concept or lack of support before he goes forward with the plan. He stated that he was not looking for City money but that he did not want to get hung up on process or regulations if this project goes forward.

Mr. Tarbell asked Steve Briggs, staff planner, to give some background on this project. Steve Briggs explained that this site has always called for residential development. The reason that this site was zoned PD #17 was to allow the City and developer the flexibility to obtain the best possible design for the site. He recommended that the Planning Commission give Mr. Stewart general input such as too tall, too long, wrong mix, etc. before Mr. Stewart submits the formal concept plan for approval. He went on to explain that there are many issues that need to be addressed with this project and the developer will work through these issues as he goes through the process.

The Commission's concerns included traffic impacts, viewsheds, massing, transparency issues, stabilization of the banks, the mix of uses and the potential for creating a canyon effect.

Ms. Hankner felt that the mix of uses was one of the positive aspects of this proposal. She suggested that Mr. Stewart take this concept plan out to as many people in the neighborhood as possible in order to obtain input.

INFORMATIONAL ITEMS ONLY

ITEM #7 Correspondence received from Manley Burke dated February 22, 2005 regarding the Steward Landing Project.

ITEM #8 Appeal transcript for Skyy Properties.

ITEM #9 CPC Project Tracking Spreadsheet.

ADJOURN

Motion: Ms. McCray motioned to adjourn

Second: Ms. Hankner

Vote: 5-0, all ayes, motion carried

Margaret A. Wuerstle, AICP
Chief Planner
Department of Community
Development & Planning

Caleb Faux, Chair
City Planning Commission

Date: _____

Date: _____