



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, December 23, 2020

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday December 23, 2020. The meeting commenced at 6:30 pm and concluded at 8:16 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Michael Miller
Patricia McQueen
Charles Gascon
Victoria Gonzalez
Council Liaison Jeff Hales

Absent

Staff Present

John Mulligan, City Attorney
Clifford Cross, Director of Planning and Development

2. **Call to Order** – (6:30 pm.) Chairwoman Holly called the meeting to order.

3. **Approval of Minutes** – December 3, 2020 Plan Commission meeting. (6:38 pm.)
There were no objections to the approval of the December 3, 2020 meeting minutes contingent on one minor clerical time change.

4. **Public Comments**

There were no comments or hearings on non-agenda items.

5. **Old Business**

There was no Old Business to Discuss.

6. New Business

a. **Map Amendment – PC 20-11**

Applicant: University City / Novus Companies

Request: Approval of a Zoning Map Amendment from General Commercial (GC), Public Activity (PA), Industrial Commercial (IC), High Density Residential (HR) & Single-Family Residential (SR) Districts to Planned Development – Mixed Use (PD-M) District. Approval of a Preliminary Development Plan.

Address: Multiple Addresses within Redevelopment Project Area 1
(*VOTE REQUIRED*)

Consideration of the proposed map amendment began at approximately 6:37pm. At approximately 7:13 pm. Commissioner Miller made a motion to recommend approval of the map amendment to rezone the properties from General Commercial (GC), Public Activity (PA), Industrial Commercial (IC), High Density Residential (HR) & Single-Family Residential (SR) Districts to Planned Development – Mixed Use (PD-M) District. The motion passed by a unanimous 7-0 vote subject to the applicant having site control at the time of final action by City Council.

The commission continued discussion pertaining to the preliminary plan. At approximately 8:12 pm. Commissioner Miller made a motion to recommend approval of the preliminary plan as presented with the following conditions:

- Lot consolidation Completed
- Site control must be in place prior to City Council Approval
- Traffic Study Reviewed
- Final Plan is In Compliance with Redevelopment Plan
- Replacing Non-Native Aggressive Grasses with the following;
 - Worth Fountain Grass replaced with Calamagrostis Foliosa, Muhlenbergia Spalasica, Stipa or Deschampsia.
 - Mullin Grass replaced with Big Bluestem, Little Bluestem or Indian Grass.

The motion passed by a unanimous 7-0 vote.

7. Other Business

There was no other business discussed.

8. Reports

There was no Council Liaison Report.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:16 pm.