



**MEETING MINUTES (APPROVED)**

**PLAN COMMISSION**

Location: via Videoconference (Zoom)

Wednesday, April 17, 2024 at 7:00pm

The Plan Commission held its regular session on Wednesday, April 17, 2024 via Videoconference (Zoom). The meeting commenced at 7:01 pm and adjourned at 8:04 pm.

**Call to Order – (7:01 pm)**

**1. Roll Call**

Present

Al Fleischer Jr.

Charles Gascon

Mark Harvey

Ellen Hartz

Patricia McQueen

Tori Gonzalez

Jeff Hales (Council Liaison)

Excused

Margaret Holly (Chair)

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

**2. Approval of Minutes – None**

**3. Public Comments - None**

**4. Old Business - None**

**5. New Business**

**a. FDP-24-01**

Applicant: Subtext Acquisitions, LLC

Request: Approval of a Final Development Plan

Location: 6630-6654 Delmar Boulevard

***VOTE REQUIRED***

Ms. Kennedy introduced the item by describing the changes the plan has gone through since it was shown last in January, primarily a minor decrease in both units and parking stalls provided.

The Subtext team showed updated final plans, confirming that the project still meets all city requirements. Updated elevations were then shown.

Commissioner Gascon commented that he likes the green space and landscaping, then asked if the applicant would be providing irrigation for the greenery on the south side, and whether that could be extended to the trees along Delmar. Applicant indicated that all landscaping on their property would be irrigated, but they are open to discussing extending that to nearby greenery in public right of way.

Final floorplans were shown, including the parking garage, amenities, and retail spaces.

Mr. Mulligan clarified that the applicant is responsible for all greenspace and exterior improvements and maintenance, and that maintenance on the site will be consistent with the surroundings. Applicant agreed to use the same type and appearance of concrete as the surroundings.

Commissioner Harvey asked if the applicant would be maintaining the Walk of Fame plaques along this stretch of sidewalk. The applicant confirmed that the plaques would be removed, maintained, and re-installed in approximately the same locations.

Commissioner Hartz asked for clarification on the way that their underground drainage system works. Applicant explained that water is held in the system and releases slowly over a 24-hour period as a flood reduction mechanism and is in compliance with all MSD requirements.

Commissioner Hartz followed up by asking if the walk-up units could be landscaped with any low-maintenance native grasses. Applicant confirmed that they would be using primarily native and adaptive species, and that all plant species are identified in the final plans. Commissioner Hartz was pleased to hear that.

Commissioner McQueen asked if the nearby trolley platform would be impacted. Applicant confirmed that the trolley platform would not be impacted by the development. Commissioner McQueen then asked if they would be providing any lighting on the sides of the development that may be dark or obscured in the evenings. Applicant indicated that all walkways and façades of the building will have lighting, however the rear of the building is not necessarily intended for pedestrian traffic.

Applicant explained that the fenced in dog area would have a two-way access door, secured by a card reader and cameras, but that that door was not intended as a primary entrance.

Applicant described their approach to bicycle parking. They are meeting the code requirements by providing 10 bicycle parking stalls on the street level and 65 more within the parking garage for residents, and that they prefer to exceed the code by providing additional bike parking scattered throughout the site as appropriate.

Applicant indicated that they were open to giving the police department access to their external security cameras but would prefer to discuss with their operations team before committing to anything.

Commissioner Gascon asked if applicants had yet met with anyone from the Historic Preservation Commission. Ms. Kennedy confirmed that the HPC had seen the conceptual plans and had no comments but would need to review the final plans still.

Commissioner Fleischer motioned to approve the final development plan subject to conditions listed in the staff report. No discussion of the motion followed.

Vote held, motion passed unanimously 6-0.

## 6. Other Business

### 7. Reports:

- a **Council Liaison report:** Mr. Hales reported that four council members were sworn in on this day.
- b **Housing and Third Ward Revitalization Task Force Report:** At the previous meeting the consultants reported their results from public meetings and surveys. Consultants intend to submit draft recommendations to the task force in May, then hold final engagement events in June. Consultants intend to submit final plan to Task Force on June 24<sup>th</sup>.

c **Comprehensive Plan Committee Report:** Action items and implementation matrix have been sent out to relevant commissions.

8. **Adjournment** – The meeting was adjourned at 8:04 pm.