



**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTIES, LLC - For possible action on a request for a Special Use Permit for a PROPOSED MIXED USE DEVELOPMENT on 0.64 acres at the northeast corner of Cashman Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial Zone, Ward 3 - Coffin). Staff recommends DENIAL.

C. C.: 08/07/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

Planning Commission Mtg.

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City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-41599 and SDR-41829
2. Conditions and Staff Report - SUP-41599 and SDR-41829
3. Supporting Documentation
4. Photos - SUP-41599 and SDR-41829
5. Justification Letter - SUP-41599 and SDR-41829
6. Protest/Support Postcards SUP-41599 and SDR-41829
7. Staffs Report SUP-41599 and SDR-41829

Motion made by RICHARD TRUESDELL to Deny

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-TRINITY SCHLOTTMAN); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER SCHLOTTMAN abstained as he owns a business within the notification area.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 26 and 27.

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STEVE GEBEKE, Planning, stated that the subject site is currently entitled for a proposed 120-foot tall, 1,500-space automated parking garage with 12,000 square feet of ground floor commercial space. The applicant is proposing to replace this project with a 16-story mixed-use development with 330 for-rent multi-family residential units and 16,000 square feet of ground floor commercial space. Streetscape will be provided in compliance with the Downtown Centennial Plan requirements. Revised plans and elevations were received that depict the addition of a 120-foot tall, 590-space automated parking garage on the site, with access via the alley. However, the site as designed is insufficient to accommodate the intensity of the uses proposed, and does not allow for loading and unloading of commercial vehicles away from street frontages. This project is therefore not compatible with the surrounding development and staff recommended denial.

BRANDON SPRAGUE and KRISTEN NEUMAN, Aptus, 1200 South 4th Street, appeared on behalf of the applicant, BARNET LIBERMAN. MR. SPRAGUE stated they worked out a plan to resolve the loading issue prior to City Council.

MIKE PETERMAN, 290 Hoover Avenue, Newport Lofts, appeared on behalf of owners at Newport Loft and stated this project would be one block and they are already surrounded by apartments and empty homes. The project is too close and parking is inadequate, especially with the proposed retail.

BRETT WESLEY SPERRY Associates brings more housing into this area but his concern is the density. He would prefer to see more sustainable living and quality development in the area, something similar to Juhl.

DAN KUTLER expressed concern about the lack of on-street parking and the proposed project will add to the parking deficiency. Currently, there is no parking on Hoover Avenue.

MR. SPRAGUE responded that the additional space for retail would actually be an amenity, and they are willing to reduce the retail space. The applicant believes in downtown and the project will be a LEED building.

COMMISSIONER TRUESDELL stated downtown needs real projects and developers. He does not want to see development, including higher density ones, become unsuccessful due to unrealistic ideas. MR. SPRAGUE responded that they care about downtown.

COMMISSIONER TRUESDELL added that the applicant has owned a lot of properties but has yet to develop those properties. The City has invested a lot into First Friday and deserve to see development take place, but it will not happen by having over dense projects where there is no market for them.

CHAIR TROWBRIDGE remarked that one of the basic elements of a highly dense downtown area is reduced parking. Part of this idea was to eliminate parking and encourage live/shop close to work.

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COMMISSIONER MOODY remarked it would be nice to see more people walking, which would be a nice trade off for less parking.

COMMISSIONER QUINN believes that these types of developments have not been as successful and end up being empty high rises. This idea may be good in five years but it is important to revitalize the economy first.

CHAIR TROWBRIDGE declared the Public Hearing closed open for Items 26 and 27.

