

City Plan Commission

Wed, September 14, 2022 3:30PM

Item 22-1131 Public Hearing and Related...

Item 22-1132 Request to approve Comprehensive Plan 2010-2030 Text Amendment #3-22 to amend Chapter 14: Downtown Plan, Section 4: Downtown Development Concept, Opportunity Site #7 Soldier's Square/YMCA Parking Ramp on Pages 314, 318 and 319, as identified in the attached documents and approve attached Resolution

Mayor Jake Woodford 05:38

All right. We'll move back now to our second public hearing appearance of the afternoon. This is item 22-1131 Comprehensive Plan text amendment number 322 to amend chapter 14 section 4. And to tell us about that is Director Harkness.

Mayor Jake Woodford 05:57

Or Don Harp? Want to arm wrestle? Okay, Don says no arm wrestle.

Director Karen Harkness (Community And Economic Development) 06:15

Sorry, I'm happy to do it. So, this text amendment really is an outgrowth of action that the council had taken on a resolution that was introduced a while ago. And it spurred from the discussion that occurred from that resolution, where we heard the council say that they were interested in seeing that area of Soldier Square be revitalized, but that they would like to see a public private partnership with that revitalization effort. So really, what this this text amendment does is it's recognizing that conversation that occurred, and it's updating what has been in the comprehensive plan. What was shown in the comprehensive plan—if you remember, the comprehensive plan was adopted in March of 2017. And there was a conceptual rendering that was in the comprehensive plan that you'll see in that amendment as well. And that is being changed out.

Director Karen Harkness (Community And Economic Development) 07:19

What that concept plan showed was half of that soldier square site was green space, and the other half had a proposed conceptual building on there. And when we do things like our comprehensive plan, that's exactly what we hope to do. We hope to spark the community to begin to think about what are the possibilities that could develop there, what could happen to the site. So, you'll see those conceptual renderings that we use in things like the College North neighborhood plan along with the comprehensive plan. We know that everything isn't going to develop as we show it in these plans, but we want to get people's creative energies flowing and have them think about what this may look like.

Director Karen Harkness (Community And Economic Development) 08:04

So, we know a little bit more today. Now what is going to actually go there, what that's going to look like, right, we know that the Y has chosen to rebuild their parking structure there. And we also know that there is community interest in revitalizing that area. So that's really what this is hoping to accomplish there.

Mayor Jake Woodford 08:28

Thank you. This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing none, I declare that public hearing closed and we'll take up the associated action item.

Mayor Jake Woodford 08:49

This is item 22-1132 Request to approve comprehensive plan 2010 To 2030 text amendment number 322 to amend chapter 14, section 4 of the plan. Is there a motion? A motion to approve. Is there a second? Motion and a second to approve any discussion from the Commission? Commissioner Fenton.

Aldersperson Denise Fenton (District 6) 09:18

Thank you, Your Honor. I understand that a lot of this is updating comprehensive plan is verbiage to keep up with reality. But I appreciate in light of the council's two different resolutions proclaiming the intent to keep Soldiers Square as a monument and to its to our war heroes. So, I appreciate us codifying this in the comprehensive plan. Thank you.

Mayor Jake Woodford 09:55

Further discussion from the Commission? Commissioner Dane, go ahead.

Andrew Dane (City Plan Commissioner) 10:03

Yeah, I guess I—are we, are we striking—is the proposed action taking out one of those images to that little drawing or whatever? Which I don't necessarily have an issue with. I guess my only real concern here is just like the precedent. We just got done doing, you know, the north of college plan. There's a whole bunch of renderings in the downtown plan. I'm just kind of curious. Every time we see development now, we—just retroactively going back and striking things out the comp plan seems kind of a little cumbersome, doesn't it? If the purpose is to sort of encourage people to imagine something bigger and kind of, I think you stated, get, get people's juices flowing and stimulate, attract attention in the development committee. I'm just curious, it just seems very potentially time cumbersome for staff to have to go back every time we see development on every single block that doesn't match the pretty little picture. So, I don't have any real heartburn over going along with the proposed changes other than are we potentially setting ourselves up for a lot of busy work on the busy work?

Mayor Jake Woodford 11:11

Director Harkness?

Director Karen Harkness (Community And Economic Development) 11:12

Thank you, Commissioner Dane. I appreciate that. So no, that's not our intent at all. We don't plan on going back in every time a change is made. But when we see a substantial change that we know that the council has been very deliberate in their direction as to what they want to see, that's been part of what's been a community discussion. I think that that's when it's appropriate to go back in and make that change. And we talked long and hard about leave the images in take the image out? Leave the image in? Take the image out? And we landed on, let's remove that image only because we knew we were doing the rest of this text amendment, and we knew that there's definitely been changes as to what that's going to look like. So, I really do appreciate you bringing that up. And we've had a lot of discussion internally about that as well.

Mayor Jake Woodford 12:06

And I just for the benefit of the commission. This, this comes out of the last conversation the council had about Soldier Square, and which was an extensive discussion. Another resolution that was submitted. And so, we heard the feedback from the council support for the idea of revitalization of Soldier Square, making sure that that's done in due time and in the right sort of philanthropic relationship, understanding that there are many funding priorities for the city—competing priorities for the city. And so, following those Council conversations, I asked staff to initiate a process of updating the plan to reflect that feedback from the council. So, this isn't in response to necessarily a direct resolution from the council, but really from the feedback and the community

input. That That suggests to us, we should make sure we capture this and codify it in our plan. And this plan runs through 2030. So, it is it is a living document as Director Harkness has said many times about the comprehensive plan. So that's just a little bit more context in terms of how we got here and what this action is.

Mayor Jake Woodford 13:26

All right, any further discussion? Okay, hearing none, we have a motion and a second to approve. All those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, the motion passes.