



**SMALL AREA PLANNING JOINT COMMITTEE  
WEDNESDAY, APRIL 14, 2020  
10:00 AM  
VIA VIDEOCONFERENCING**

**CURRENT COMMITTEE MEMBERS:**

Claire Hempel	(Planning Commission)
Patrick Howard	(Planning Commission)
James Shieh, Chair	(Planning Commission)
Jeffrey Thompson	(Planning Commission)
David King, Vice-Chair	(Zoning and Platting Commission)
Ellen Ray	(Zoning and Platting Commission)

**Public in Attendance**

Michael Whelan  
Michael Gaudini  
Bart Schaeffer  
Micah King  
Nikelle Meade

**Staff Present**

Jeff Engstrom – HPD  
Stevie Greathouse – HPD  
Kate Clark – HPD

**CALL TO ORDER**

*Chair Shieh called the meeting to order at 10:00 AM*

**CITIZEN COMMUNICATION: GENERAL**

The first three speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**1. APPROVAL OF MINUTES**

- a. Approval of minutes from the December 9, 2020 Small Area Planning Joint Committee meeting.

*Commissioner King moved approval of the minutes from the September 21, 2020 meeting of the Small Area Planning Joint Committee with a second by Commissioner Thompson. Approved on a 5-0 vote.*

**2. OLD BUSINESS**

- a. None

### **3. NEW BUSINESS**

- a. **1404 E. Riverside – Rezoning in Waterfront Overlay (C14-2021-0029)** — The Committee will review a proposed rezoning from ERC – Corridor Mixed Use to ERC – Corridor Mixed Use (including the property within a Hub Boundary to allow for a maximum height of 120 feet) in the East Riverside Subdistrict of the Waterfront Overlay. (Discussion and/or Possible Action)

*Motion by C. Hempel, 2nd by J. Thompson, to adopt staff's recommendation to approve East Riverside Corridor (ERC) district zoning, to change the conditions of zoning by amending Figure 1-6 (East Riverside Corridor Hub Map) to include the subject property within a Hub Boundary and Figure 1-8 (East Riverside Corridor Development Bonus Height Map) to allow for a maximum height of 120 feet through the density bonus program. Vote approved with 5 ayes, zero nays, and one abstention (King).*

- b. **300 and 301 Pressler Street and 1409, 1501, and 1505 W. 3rd Street** – Informational Presentation on proposed development in the Lamar Subdistrict of the Waterfront Overlay. (Discussion and/or Possible Action)

*Presentation by Nikelle Meade*

### **4. PUBLIC HEARINGS**

- a. None

### **5. STAFF BRIEFINGS**

- a. Update from staff regarding Small Area Planning projects.

*Presentation by Stevie Greathouse of the Housing and Planning Department.*

### **FUTURE AGENDA ITEMS**

*Commissioner King requested an update from staff on existing and proposed Density Bonus Programs, including locations where they are in effect and who is responsible for each. Seconded by Chair Shieh.*

### **ADJOURNMENT**

*Chair Shieh adjourned the meeting at 11:58 AM.*