

I mover to recommend approval of Application #PL2023-196 - Commercial Rezoning and Preliminary Development and Conceptual Plan - Downtown Market Plaza, 201, 205, and 220 SE Green Street; 205 and 208 Johnson Street; and 200 and 202 SE 3rd Street; Lane4 Property Group, applicant.

Weston Buckley, applicant
C. Shannon McGuire, Senior Planner

With the conditions of approval below and as outlined in the staff letter, the application meets the goals of the Ignite! Comprehensive Plan, and requirement of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the façade on the second level to include the use of use of fiber cement panels, consistent with the preliminary development plan date stamped August 29, 2023.
2. A modification of UDO Sec. 8.750, Acceptable plant materials, shall be granted to allow deciduous shade trees to be a minimum of 2.5" caliper at planting, evergreen trees to be a minimum height of 6' at planting and deciduous ornamental trees to be a minimum of 2" caliper at planting.
3. Development shall be in accordance with the preliminary development plan dated August 29, 2023, and the elevations dated August 29, 2023.
4. Development shall be in accordance with the Transportation Impact Analysis dated October 19, 2023.

Planning Commissioners discussion included:

- Parking
- Traffic study
- Pad sites / use
- Walkability
- Art / sculpture
- Elevated seating area
- Uses of the Farmer's Market building
- Restroom access
- Accent wall
- Artificial turf

There was no one present to speak in favor of or in opposition to this application.

A motion was made by Commission Member Trafton, seconded by Commission Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.