

Legislation Text

File #: 2023-5928, **Version:** 1

Public Hearing: 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.

Issue/Request:

The applicant seeks approval of a rezoning from CP-2 to CBD and approval of a preliminary development plan (PDP) to construct a 17,271 sq. ft. four season farmers market/event space with a covered outdoor performance area. The applicant is proposing to remove SE Green St past the parking garage and convert the area to a pedestrian friendly walkable pavilion with amenities including public art, playground, shade structures, seating areas and programable passive & active activity areas.

The applicant has provided a conceptual layout for the pad sites. These include uses such as a hotel, restaurant and multi-family. As these pad sites are only shown as conceptual, no construction may occur on any such property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.

The existing buildings will be removed to make way for the proposed development. A strategic deconstruction will be undertaken to salvage architectural element (keystone, timbers, and etc.) of the 1896 stone Ice House. To honor the historic Ice House, the proposed Farmers market building's architectural form draws inspiration from the historic roof line and building form. Proposed exterior materials will include brick, glass, cast stone, fiber cement panels, extruded aluminum and standing seam metal roof.

The applicant is seeking modifications to the design requirements for the downtown core and the minimum landscaping material requirements.

Proposed Motion:

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.