

Meeting Notes from Monday, August 12, 2014 interim meeting of the UAC Zoning Committee:

7:30 PM – This meeting was scheduled to discuss and examine more fully the complete list of permitted uses that are a part of the CPD text for the South Gateway project. There was no quorum, so there was no vote this evening.

PRESENT: Colin Odden, Jennifer Mankin, Erin Prosser, Susan Keeny

1. South Campus Gateway Project –

Project discussion/information:

- Susan noted that it was an omission on her part that the zoning committee did not fully discuss the permitted uses for this project. Will make sure this does not happen on future projects
- Important to note that these are the same permitted uses all along High Street
- Also note that these are the same permitted uses in the current Campus Gateway Project, which all seem appropriate to the area
- The list should not be so restrictive as to create immediate conflict between owner and developer. Don't want to prevent business development ideas
- Erin noted that some uses are just not possible, given the layout of the site and its accessibility
- Jen thought the more restrictive the uses up front, the better. Causes the developer to come before us to allow more uses
- Colin noted that bars should not be the only business to go into the space – bars are a 'no-brainer' in a college community but show not much creativity & don't really provide a service to the neighborhood.
- Erin noted there are inherent site restraints that automatically, for practical purposes, limit uses
- Any lessons from the past? Do not allow duplicate services, keep storefronts lined up along High Street and not turned away from the street as in current Gateway. Also, make sure on-site parking does not have access/openings along High Street (as in proposed development @ 7th & High Street)
- Desire is to have developer interest that will buy the project, but Campus Partners will have design control for a too-be-determined number of years.
- Urban Framework Plan to be a part of the zoning package. But where are the 'teeth' and leverage in this project?
- Language in Urban Framework Plan could encourage better, more neighborhood-friendly development.
- Project is tied to zoning and will be reviewed by UARB
- Campus Partners is accountable for outcome of this project.
- Would like Campus Partners to explain about developer selection process
- Would like Campus Partners to keep touching base with UAC and Weinland Park on project's development so that information is learned firsthand and not through newspapers.

The following are the agreed-upon items that resulted from our meeting after the Weinland Park Housing Committee last week:

- List of additional uses **not** permitted in the CPD Zoning shall be:

Funeral Homes and Services
Crematory
Pawn Brokers
Collection Agencies
Repossession Services
Hookah Bars

- Text in Urban Infrastructure Plan will state that intent of permitted uses in the CPD Zoning is to support neighborhood retail
- Text in Urban Infrastructure Plan will state something about limiting the size of individual retail spaces with the intent that no one business can monopolize the majority of the retail space on the project site

The above will be incorporated into the final CPD text that will be voted upon at the University Area Commission meeting on Wednesday, August 20, 2014.