

**CITY PLANNING COMMISSION  
DESIGN ADVISORY COMMITTEE  
MINUTES – July 08, 2020**

**CPC ITEMS:**

1. Consideration: Minutes from 06/24/20  
Motion was made by HDLC which was seconded by CPC and approved unanimously.
  
2. Consideration: Design Review 110/20 (Site Plan Only)- Request by David Merlin to renovate an existing place of worship into a new place of worship, located in the EC Enhancement Corridor with over 100 feet of frontage. (AN)

The Senior City Planner summarized the request, stating the review is exclusively for the site plan as the site is a registered Historic Landmark with HDLC and the review only includes site work. The planner explained the absence of a landscape plan, which is a required component for the review. The representative from the Department of Parks and Parkway responded to the lack of landscape plans and requested this as the applicants are proposing changes to street trees and would need a tree remediation plan to address the removal of a street tree in addition to meeting the landscaping requirements for the interior of the site. The representative from the Capital Projects Administration raised concern about the parking area and whether the parking spaces closest to South Telemachus Street could be accessed from the curb cut safely. The representative from the Department of Public Works raised similar issues and also raised concern with the placement of the parking and if the applicants could reduce their off-street parking. The DPW committee member also cited issues with the trash enclosure on Cleveland Avenue and asked that the curb cuts not be widened. The representative from CPA made a motion to approve subject to further review by the City Planning Commission with an updated plan showing sufficient parking design as well as addressing landscaping comments by PPW. The representative from PPW seconded the motion which was approved.

3. Consideration: Design Review 111/20- Request by Imbrie Packard to construct a new retail development located within the EC Enhancement Corridor Overlay District with more than 100 feet of frontage. (TM)

The Senior City Planner summarized the request of the proposed mixed-use structure fronting on Broad Street. The planner explained the absence of a landscape plan, which is a required component for the review and that the applicant will have to provide a 10 foot

buffer yard where the lot abuts a residential zoning district. The representative from HDLC noted that the facade windows need to be reevaluated and to be made larger and have more division in order to give the building character. The representative from Capital Projects noted that the facade needs more contrasting texture and quality of materials. The representative from DPQ noted that curb cuts need to be removed and that the developer will need to install new curbing and sidewalks. He also mentioned that bike racks need to be 50 ft. from the building entrance and recommended the applicant use permeable concrete in the drive aisles. The representative from Parks and Parkways recommended street trees and that the applicant be mindful of overhead power lines. He also noted that a landscape plan is required and that the applicant needs to address screening requirements. The representative from CPA made a motion to defer the application to give the applicant time to address DAC comments. The representative from the Arts Council seconded the motion which was approved.

ANY OTHER MATTERS:

4. Conceptual Review: Design Review 114/20- Request by Webre Consulting to construct a loading dock in an EC Enhancement Corridor with over 100' feet of frontage.