

Union Park District Council
Minutes/ Committee on Land Use and Economic Development
Monday, February 26, 2024, 6:30–8:30 p.m.
Zoom Meeting <https://zoom.us/j/94681559589>

Co-chairs: Dean Cummings and Mark Morrow

1. Consent agenda and January 2024 minutes were approved.
2. **United Village** CLUED reviewed a Conditional Use Permit and several variance applications and make recommendations on each.

Requests:

CUP building height increase from 75' to 90'

1. Sec 66.331 – Front Yard Setback
2. Sec 66.342 – Entrance Drive
3. Sec 63.110(b) – Above grade window and door openings
4. City Council RES 23-1442 – window and door openings at ground floor East façade
5. City Council RES 23-1442 – window and door openings at ground floor West façade
6. Sec 66.363(b)(6) – Buildings anchor corner
7. Sec 66.331(h) – Structures shall be stepped back
8. Sec 66.343(b)(9) – Building Façade Articulation

Recommendations from CLUED:

- o Approval of the CUP for height variance from 75 to 90 feet
- o Approval of requests 1, 3-4, 6-8
- o Uncommitted on request 2 due to a desire for more information regarding traffic management on game days and regular days, questions about the sensitivity to urban design, and questions regarding taxi and ride sharing stands. The UPDC board recognizes that not all these questions have been resolved and will involve other city departments and looks forward to being a part of these plans.
- o Recommendation against request 5 due to a less than pedestrian friendly design. The renderings available at the time of the Land Use Committee meeting appeared to show the sidewalk with poor pedestrian sightlines and a generally cramped feeling which could be exacerbated into a more tunnel like feeling once a building is constructed on the West side of Asbury.

3. **Work Plan** will be distributed to committee members for review

Minutes submitted by Dean Cummings