



Planning Commission Meeting Minutes
June 1, 2021
Zoom Teleconference

COMMISSIONERS:

Present: Annette Stewart (Chair), Dave Bernstein, Joe Morrison, Trish Tierney, Mark Trenary

Absent: Stephanie Bailey, Phil King

STAFF:

Community Development Director Nick Bond, Long Range Planner Keri Sallee, Planning Intern Josie Rademacher

GUEST:

Eric Campbell, CEO, Main Street Property Group LLC

1. CALL TO ORDER: Chair Stewart called the meeting to order at 6:02 p.m., and led the Pledge of Allegiance.

2. PUBLIC COMMENTS: There were no comments from the public regarding issues not on the agenda.

3. APPROVAL OF MINUTES FROM FEBRUARY 2, 2021 AND APRIL 6, 2021: Commissioner Tierney made a motion to approve the minutes as presented. Commissioner Trenary seconded the motion. The motion passed unanimously.

4. BUSINESS ITEMS:

- a. PRESENTATION: MCCORMICK VILLAGE SUBAREA PLAN.** Eric Campbell, CEO of Main Street Property Group LLC, gave a Powerpoint presentation on the proposed plan for McCormick Urban Village, which will be part of the McCormick Village Subarea Plan. The Village will be a mixed-use residential and commercial pedestrian-oriented area located adjacent to the west side of McCormick Village Park, and will include a new western connection to the park. The developed area will be approximately 35 acres with woonerfs and alleys that slow traffic and encourage parking off the main streets. Pocket parks and other community gathering spaces will also provide attractive public amenities in both the commercial and residential areas. Commercial buildings will have attractive architectural features that comply with City design standards and encourage an indoor/outdoor concept, such as outdoor dining.

The City has begun work on a subarea plan for this portion of McCormick Woods, to be incorporated into the City's Comprehensive Plan, with an estimated completion date of fall 2021.

- b. INTRODUCTION: PRELIMINARY MCCORMICK URBAN VILLAGE SURVEY RESULTS.** Long Range Planner Sallee gave a summary of the results for the online survey that the City recently held for the McCormick Urban Village concepts. The public was asked to identify their most important concerns regarding residential and business building types, housing affordability, natural environment, parks and other amenities, and pedestrian accessibility. Respondents also identified concerns about traffic, the need to conserve trees and wildlife, the potential for school overcrowding, design aesthetics, the size of the development, and concerns about different housing types and varied incomes.

Sallee noted that the survey is just one of the first outreach steps that the City and the developer will take to provide the residents of McCormick Woods and the general public with information about the McCormick Urban Village and the subarea plan as they are being developed. Eric Campbell gave a presentation to the McCormick Woods HOA about the urban village proposal in May, and the City has started an informational email list for the public to be kept up-to-date about progress on the subarea plan and any associated documents and meetings.

- 5. ADJOURN:** Chair Stewart adjourned the meeting at 6:44 pm.

Annette Stewart, Chair

Nick Bond, Community Development Director