

Petition PZ-09-37 ZON City Plan Board. Rezone property from I-1 (Limited industrial district) and I-2 (General industrial district) to PS (Public services and operations district). Located at 900 Southeast 4th Street, Depot Park. Tax parcel numbers 16004-000-000 & 15706-000-000.

Jason Simmons, Planner gave the staff presentation and stated that the two properties for this petition are part of the Depot Park Project, a contaminant brown field site that has Industrial land use and I-1 (Limited Industrial) and I-2 (General Industrial) zoning. Mr. Simmons further stated that the north end of the main property also has a small area of PS zone land and the PS zoning district requires that the permitted uses on the property be specified as part of the ordinance, which places the PS zoning designation onto the property. Mr. Simmons listed those uses as:

- Stormwater retention and treatment;
- Historic Depot building including potential museum/display space, civic space, office space, food shop, recreational equipment rentals, and retail;
- Museum including display area, restaurant, retail, catering/events (including liquor sale/consumption), amphitheater and outdoor performance;
- Parking;
- Playgrounds, playing fields/courts, trails, boardwalks, gardens, and other active and passive recreation amenities;
- Outdoor events, including concerts, cultural events, athletic events, and temporary events such as festivals, displays, demonstrations, etc. (these could be secondary uses, under the primary uses of Park and Museum);
- Public art;
- Restroom facilities;
- Police substation;
- Street vendors, artists;
- Community center or senior center;
- Animal-related recreation uses (example: bird aviary, special museum exhibits, etc.);
- Libraries and information centers; (GN-823)
- Museums, art galleries and botanical and zoological gardens (MG-84);
- Public administration (Div. J);
- Commercial sports (GN-794);
- Membership sports and recreation clubs (IN-7997);
- Amusement and recreation services, not elsewhere classified (IN-7999);
- Any other use customarily incidental to any permitted principal use;
- Public lands designated for open space or conservation;
- Activity-based public parks and recreational facilities as defined by the comprehensive plan; and
- Water conservation areas, water reservoirs and control structures, drainage wells and water wells.

Mr. Simmons added that this PS zoning district ordinance will require a minimum setback of 10 feet for all principle and accessory structures at the Park; with the exception of the

Historic Depot Building, as the State Historic Preservation Office will make the determination of where that building will be located on the site. Mr. Simmons further added that the rezoning from I1 and I2 to PS is compatible with the surrounding area and future developments and staff is recommending approval.

Chair Cohen disclosed that a number of years ago he used to be a paid consultant for GRU regarding environmental risk issues that was associated with this site and does not feel that that experience would effect his participation with this petition.

Chair Cohen opened the floor for public comment and no one came forward.

Chris Dawson clarified for the record that what the board is adopting this evening are the uses staff has presented and not necessarily the layout of the site that is enclosed in the board's packet.

Motion: Adrian Taylor	Seconded By: Randy Wells
Moved To: Approve.	Upon Vote: 6 – 0.