



## Infill Incentive District – Design Review Committee (IID-DRC)

### Legal Action Report – Meeting Minutes

Members of the IID-DRC held a meeting, which was open to the public, on:

**Friday, July 15, 2022 at 2:00 PM**

Meeting was held virtually using Microsoft Teams

#### 1. Call to Order / Roll Call 2:03 PM

Eric Barrett	Present
John Burr, Vice Chair	Present
Chris Gans, Chair	Present
Robin Shambach	Recused
Bill Viner	Absent
Rick Gonzalez, Design Professional	Present

**Quorum was established.**

#### Staff Members Present:

María Gayosso, Planning & Development Services  
Jodie Brown, Planning & Development Services  
Rick Saldate Jr, Planning & Development Services  
Kyle Kerns, Planning & Development Services  
Ashley Smith, Planning & Development Services

#### 2. Approval of the 5/19/2022 Legal Action Report (LAR) and Meeting Minutes Action Taken

Motion was made by IID-DRC Vice Chair Burr to approve the LAR and meeting minutes as presented. Motion was duly seconded by IID-DRC Member Barrett. All in favor. Motion passed by a voice of 4-0.

#### 3. Call to the Audience

No speakers.

#### 4. Case # IID-22-01, Ugly But Honest Pizza

Related Activity #s: [T22SA00204](#), [DP21-0171](#)

[733 S Stone Ave](#)

Parcels # [11707203A](#) and [11707205A](#)

HC-3 zoning, Downtown Infill Incentive District (IID), Greater Infill Incentive Subdistrict Action Taken

Staff introduced the project and the applicant presented the project to the IID-DRC, and provided the following clarifications in response the questions posed by the IID-DRC:

- a) A 4-foot tall, white panel, horizontally laid, will be placed on top of the existing building to screen mechanical equipment, increasing the total height of the building to not more than 16 feet;
- b) S-wave corrugated polycarbonate metal will be used for fencing, painted;
- c) Belvidere corrugated polycarbonate for roofing could be used;
- d) Plans include landscaping along both 6<sup>th</sup> Ave. and Stone Ave.; landscaping and shade canopies contribute to shade cover on site; proposed planters are in the right-of-way; will continue coordinating with City staff for final landscape plan; and
- e) Outdoor lighting on the exterior of the building, the shade structure, and landscaping, which will serve as accent lighting to help guide pedestrians at night;

Staff provided the following clarifications in response to the questions posed by the IID-DRC:

- a) SHPO has no documentation of the “Ugly but Honest” as a contributing element to the overall former gas station site; SHPO was expressed no objections with the relocation of the sign, so moving it would not impact the contributing status of the site; if sign is relocated, timing of documentation and amendment of inventory would need determined with SHPO;
- b) Applicant would need to demonstrate on the Design Package compliance with shade requirement of 50% of all sidewalks and access paths, which may be provided by trees, arcades, canopies, or shade structures; and
- c) Staff will request applicant to submit a revised Design Package based on feedback received by all review bodies, and to coordinate with David Marhefka from the Department of Transportation & Mobility on the landscaping before moving forward.

Motion was made by IID-DRC Vice Chair Burr to approve the proposal with the following conditions: 1) The lowering of the canopy to 9 feet 6 inches; 2) Corrugated metal fencing to be S-wave, and the polycarbonate panels to be S-shape; 3) Any rooftop panels for screening of mechanical equipment to be square-wave horizontal; 4) Demonstrated compliance with IID shade requirements; 5) Refuse collection as approved by the Department of Environmental Services; 6) Historic Preservation Officer to provide a letter of finding indicating that the relocation of the sign will not affect the sign’s status as a contributing element to the site; and 7) Revised Design Package to be reviewed by the Design Professional before moving forward.

Motion was duly seconded by IID-DRC Member Barrett. Motion passed by a voice vote of 4-0. Motion passed unanimously.

**5. Call to the Audience**

No speakers.

**6. Future Agenda Items**

**Informational**

Staff informed the IID-DRC there are several projects being discussed with applicants. IID-DRC Chair Gans requested a two-week notice prior to potential IID-DRC meetings.

**7. Adjournment**

Meeting adjourned at 3:13 PM.