



03/06/2024

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The Union Park District Council met on 03/06/24 and the UPDC Land Use committee met on 02/26/24 to consider multiple requests regarding the United Village Block D Hotel variance & CUP applications.

Those requests are listed below:

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

The UPDC board and Land Use committee engaged in detailed and thoughtful discussions regarding each of the requests above and arrived at the following recommendations:

- 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. The updated renderings presented at the UPDC board meeting appear to mitigate some of these concerns. Namely: the sidewalk will be 15 feet wide, which is wider than the committee perceived.

The UPDC board would like to recognize and thank United Village for engaging in detailed discussions regarding these issues and is looking forward to more engagement on the details as development progresses.

Regards,

Sarah Dvorak