City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** September 24, 2025.

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** October 14, 2025.

4. **Subject:** Conditional zoning amendment request for property located at 30 Buchanan Pl.

5. **Action Requested:** Public hearing to consider amending the conditional zoning ordinance (Ord. No. 5046) for property located at 30 Buchanan Pl for the purpose of making amendments to the site plan and project conditions.

6. **Note if time sensitive, and why:** Yes. Replacement of the lights will need to occur prior to the field reconstruction to avoid damage to the new turf.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Planning & Zoning Commission (PZC) - Scheduled for October 1, 2025 - 5-0 to approve

10. **Identify key issues:**
    - The subject property is the site of McCormick Field.
    - The site received a conditional zoning (Ord. No. 5046) related to the proposed expansion and enhancement of the McCormick Field facility.
    - The project is requesting an amendment to the conditional zoning in order to receive one additional technical modification regarding the maximum mounting height of light fixtures for outdoor sports fields.
    - McCormick Field is proposing, as part of its planned renovation and expansion, to replace the six existing lighting poles which are near the end of their serviceable light.
    - The poles are proposed to be between 80' and 120' in height, which is permitted under the Institutional zoning district.
    - UDO Sec. 7-11-10: Outdoor Lighting Standards sets a maximum mounting height of 90' for lighting fixtures at outdoor sports fields.
    - Mounting height for an outdoor light fixture is the vertical distance from grade to the bottom of the light fixture itself.
    - Major League Baseball adheres to the standards set by the Illuminating Engineering Society, and any new or reconstructed lighting fixture at McCormick Field is required to meet these standards, specifically IES RP-6-22 ("Recommended Practice: Lighting Sports and Recreational Areas, an American National Standard").
    - Based on these standards, two of the six new lighting fixtures are proposed to have a mounting height that exceeds the maximum 90' height in UDO Sec. 7-11-10.

- As shown in the site plans, Pole A1 has a proposed mounting height of 102’-11” and Pole A2 has a proposed mounting height of 99’-11”.

Proposed Lighting Plan



