



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

PROJECT: 109 Florence St (26-13-CZD)

NCM MEETING DATE: January 13, 2026

PETITION REQUEST: 109 Florence St (C-2 CZD to C-2 CZD)

APPLICANT/PETITIONER: AlSCO, Inc.

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 13th, 2026, at 3pm in the Meeting Room of City Hall at 160 6th Ave E and via Zoom. The meeting lasted approximately 15 minutes.

There were three members of the general public in attendance in-person and one attended virtually. The City was represented with three members of Planning staff. Four members of the applicant team were present and gave some opening explanations of the project following staff's formal introduction and brief overview of the request.

There were no pre-submitted comments. Those in attendance brought up a few key opinions and views. Those questions and concerns related to the following topics:

- Traffic impacts from the delivery trucks associated with the business into the existing residential area.
- Clarification on the exact use, which was classified as "dry cleaning and laundry establishment", but would be limited to only storage of linens between deliveries.

Full minutes from the Neighborhood Compatibility Meeting are available for review by request.