



Village Planning Committee Meeting Summary

PHO-1-18—Z-103-04

Date of VPC Meeting	December 11, 2018
Planning Hearing	December 19, 2018
Officer Hearing Date	
Request	<ol style="list-style-type: none">1) Modification of Stipulation No. 1 regarding general conformance to the site plan and elevations date stamped December 5, 20072) Deletion of Stipulation No. 3 regarding future signalization of Jesse Owens Parkway with Central Avenue and Baseline Road at the expense of the developer
Location	Approximately 805 feet east of the southeast corner of Central Avenue and Jesse Owens Parkway
VPC Recommendation	Approval as requested
Vote	10-5 (Brooks, Campbell, Daniels, Ealim, and Larios dissented) (Busching recused)

VPC DISCUSSION:

Ms. Marcia Busching recused herself.

Ms. Elyse DiMartino provided an overview of the original rezoning approval. She displayed an aerial map, zoning map, previously approved site plan, and proposed site plan and elevations. She explained the stipulation modifications to Stipulation Nos. 1 and 3 regarding general conformance to the previously approved site plan and elevations and traffic signal at Central Avenue and Jesse Owens Parkway.

Ms. Wendy Riddell, representative with Berry Riddell LLC, provided an overview of the request, noting that the site had three associated rezoning cases with multiple shared stipulations. Ms. Riddell detailed the differences between the previously approved and proposed site plans and elevations. She noted that the height and design would meet the requirements of the Baseline Area Overlay District (BAOD) and the Western Canal Bank Guidelines. She explained that Stipulation No. 1 needed to be modified to address the new proposed site plan and that Stipulation No. 3 was request to be deleted because the traffic signal would be coordinated with the South Central Light Rail extension. Ms. Riddell noted that the proposed use would be senior living apartments.

Ms. Sarah Christopherson asked where drainage would be going. **Ms. Riddell** stated that the drainage would be undergrounded.

Mr. Gene Holmerud stated that he appreciated the bicycle racks on-site as the site is in close proximity to the light rail and canal. He also noted that he would like to see a harder surface along the canal for cyclists.

Mr. Shelly Smith asked what shading will be provided as he had concerns that the elevations did not depict shaded areas. He noted that elderly residents may need more shade. **Ms. Riddell** stated the shaded features are not depicted on the elevation plans; however, she stated there would be shaded porch elements. She explained there would be pathways internal to the building as well. She noted that would take his comment into consideration as the elevations continue to be developed.

Mr. Patrick Brennan asked if the buildings had elevators. **Ms. Riddell** stated there would be elevators.

Mr. David Costello asked why there is only one point of access to the site. **Ms. Riddell** explained that the newly proposed site plan shows less units and traffic than the previously approved plan. Additionally, she explained the layout is more efficient and has a better street view.

Ms. Jennifer Tunning asked if rent brackets had been determined yet and if vouchers were being provided. **Mr. TJ Leon, applicant**, stated that it will be partially based on the medium income for the area but they would work with HUD to determine. Additionally, he stated there would not be vouchers, residents would qualify based on income and background checks.

Ms. Tamala Daniels asked if amenities such as doctors, transportation, or community rooms, would be provided for residents. **Mr. Leon** stated that this will be a traditional apartment complex but with an age restriction; therefore, there will be no doctors on-site. He explained that there would be a computer room, common spaces, fitness center, resident activities, and outdoor seating areas.

Mr. Perry Ealim asked the applicant to confirm they were not utilizing a voucher system. **Mr. Leon** confirmed they were not.

Ms. Tunning asked how background checks would be conducted and how restrictive since there is a large incarcerated population in the South Mountain Village. **Mr. Leon** explained there would be a traditional background check which would determine whether or not the applicant can become a resident.

Mr. Joseph Larios what the applicant's commitment to diversity would be and what investments would be made to address discrimination issues. **Ms. Riddell** assured the Committee that the applicant could not and would not discriminate. She stated the applicant will look at what can be done to make the program more functional and diverse.

Mr. Brennan asked if the applicant had looked at what the needs of the community are in this specific area. **Mr. Leon** stated that they do a feasibility and market study to determine how the project will serve the area and what the needs of the community are.

Mr. Greg Brownell asked how criminal history is analyzed. **Mr. Leon** stated that a traditional background check is done and that will look at the level or degree of criminal activity.

Ms. Tunning asked how they decide who gets precedent when there are too many applications. **Mr. Leon** explained that the application process will be first-come first-served and then a waitlist will be created.

Mr. Larios asked if the property management company had been chosen as they will have the most say in who lives at the apartments. He asked that the applicant work with the local community to ensure diversity. **Mr. Leon** stated he would be willing to continue conversations with community members but assured the Committee there would not be discrimination.

Ms. Daniels asked if the project would be LEED certified and if it would be possible to have edible/sustainable landscaping. **Mr. Michael Gaillard, architect**, stated it would not be LEED certified but would have many of the features and requirements for the LEED certification. He explained the project would have energy star appliances, low flow fixtures, and local products and materials. He added that a community garden is being considered as well.

Mr. Smith asked if the site or building were secured. **Ms. Riddell** stated the buildings would be secured.

Mr. Brownell asked if the applicant would be willing to come back with an update on the project as an information only item. **Ms. Riddell** confirmed that an update will be provided. **Mr. Holmerud** suggested bringing someone from the property management company at that time.

Mr. Paul Bowls, resident, stated he would like to see more trees on the site. He also asked how the applicant would keep out criminals. **Ms. Riddell** explained there would be a background check which would look at criminal activity.

Ms. Carlita Carey, resident, asked about the reduction in parking. **Ms. Riddell** explained that there was a reduction in units from the previously approved plan which results in needing less parking.

MOTION

Mr. Greg Brownell made a motion to recommend approval of the request. **Ms. Sara Christopherson** seconded the motion.

Discussion

Mr. Perry Ealim stated that there were too many unanswered questions and conceptual drawings.

VOTE

10-5 Motion to recommend approval of the request passed. (Brooks, Campbell, Daniels, Ealim, and Larios dissenting) (Busching declared conflict)

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

DRAFT