



## Village Planning Committee Meeting Summary

### Z-18-19-4

<b>Date of VPC Meeting</b>	July 1, 2019
<b>Request From</b>	C-3 TOD-1 (10.39 acres)
<b>Request To</b>	WU Code T5:5 UT (10.39 acres)
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Northwest corner of Central Avenue and Indian School Road
<b>VPC Recommendation</b>	Continue to the August 5, 2019 Encanto Village meeting.
<b>VPC Vote</b>	12-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*1 card was submitted in opposition, wishing to speak.*

*1 card was submitted noting that they were not sure of their position on the case, not wishing to speak.*

**Ms. Brkovic** provided an overview of the rezoning request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff's findings, stipulations and recommendation.

*At this point in the meeting Ms. Nicole Rodriguez left, bringing the quorum to 12 members.*

**Mr. Taylor Earl**, Earl, Curley & Lararde, P.C., representing the applicant, Toll Brothers, provided an overview of the rezoning request noting the surrounding uses, public outreach and overview of the site plan and elevations.

**Ms. Rebecca Wininger** commented that she was disappointed with the proposal considering the lack of commercial space on the ground floor. She expressed that the building design would result in an inactivated pedestrian realm. She noted that she would rather be discussing additional height and density at the location in return for active commercial frontages.

**Ms. Ann Cothron** asked if the proposal was for condominiums or apartments and how many units were being proposed. **Mr. Earl** noted that the development would be for approximately 402 apartments. **Ms. Cothron** asked if the applicant tried partnering with the local community to find retailers and or restaurants for the ground floor. **Mr. Earl** noted that it was difficult to get local partners with multifamily projects to meet the projected budget numbers. **Ms. Cothron** noted that it may be hard if the spaces are too

big resulting in high rents. She indicated that cities are not alike, and that the applicant should appropriately be representing the history of the area, provide recycling on the site and plan for an enhanced LEED standard.

**Ms. George** asked if the applicant was developing the site on Thomas and asked what the approximate cost would be for the apartment units. **Mr. Trey Brandt**, Toll Brothers, indicated that they were developing the apartment building on Thomas. He indicated that the expected costs would be between \$1,700 and 1,800.

**Mr. Drew Bryck** noted that he was disappointed that the site was not proposing commercial space on the ground floor, he indicated that he did not want to see exercise rooms adjacent to the street frontage. He noted that the proposed project was not appropriate adjacent to light rail as it was a model that could be placed in a suburban area.

**Mr. Steve Procaccini** noted that he was also disappointed with the project. He indicated that the project should be taller with commercial uses on the ground floor. He noted that he would like to see a reduction in parking and a permeable parking surface. He noted that there were issues related to dust control on the site currently.

**Mr. Brent Kleinman** noted that he was also disappointed in the developments lack of commercial space and waste of pavement. He noted that pedestrians would not utilize the site without commercial uses. He noted that the architecture of the building was not unique and could be anywhere in the city and that it did not represent transit-oriented development or convey the history of the site. **Mr. Earl** asked what specifically could be represented better regarding the history. **Mr. Kleinman** noted that the site used to be a dairy, that further consideration regarding the design of the site needed to be considered.

**Chairman Jake Adams** asked staff to elaborate on the pedestrian friendly environment that is created through the WU Code. **Ms. Brkovic** noted that the WU Code was prescriptive and required elevated standards for frontages, public open space and shaded walkways. He expressed that he was disappointed in the projects design. He asked the applicant to elaborate on the quality of the windows previously noted. **Mr. Brandt** noted that Toll Brothers used Anderson windows which was of better quality. **Mr. Adams** noted that at a separate meeting for a Toll Brothers project he was informed that the windows did not have additional sustainable features. **Mr. Earl** noted that the comment was in reference to the quality of the window. **Mr. Adams** asked if any changes were made to the plans based on community feedback. **Mr. Vince Scarano**, Biltform, architect for the project, noted that the units on 3rd Avenue were reoriented to face garages away from the street. **Mr. Adams** noted that out of the many stick build projects the committee had seen over the last few years that this was the worst one. He expressed that he was disappointed with the project based on the fact that the project did not offer a parking garage, lacked in height and density and noted that the project did not offer a walkable environment or commercial space on the ground floor.

**Ms. George** noted that she was happy to see that the project was not too tall to provide a variety of choices in the village.

**Ms. Margaret Dietrich**, a resident in the area made the following comments:

- Expressed that she was not in support of the proposal.

- Noted that the project did not offer an ideal design for a major intersection adjacent to light rail.
- Noted that the development should not be gated and indicated that solar panels should be used for parking canopies.

**Mr. Earl** asked is the committee would consider continuing the item to the following month.

The committee concurred.

**Motion:**

**Matthew Jewett** made a motion to continue Z-18-19-4 to the August 5, 2019 Village meeting.

**Drew Bryck** seconded the motion.

**Vote:**

The motion was approved, Vote: 12-0

**Roll Call:**

**Yes** - Jake Adams, Ann Cothron, Paul Benjamin, Drew Bryck, Matthew Jewett, Brent Kleinman, Jayson Matthews, Layla Ressler and Rebecca Wininger.

**No** – G.G. George, Steve Procaccini, Nicole Rodriguez and Aaron Searles.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.