



Village Planning Committee Meeting Summary

Z-104-J-75-3

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| Date of VPC Meeting | September 14, 2023 |
| Request From | PCD (Approved A-1 PCD) and PCD (Approved CP/GCP PCD) |
| Request To | C-2 HGT/WVR DNS/WVR PCD |
| Proposal | Multifamily residential |
| Location | Northwest corner of 19th Avenue and Grandview Road |
| VPC Recommendation | Approval, per the staff recommendation |
| VPC Vote | 9-0 |

No members of the public registered to speak on this request.

VPC DISCUSSION:

Staff Presentation

Matteo Moric, staff, provided an overview of the request and identified the surrounding zoning, uses, and general plan designations. Mr. Moric showed the proposed site plan and building elevations and summed up the staff findings, recommendation, and staff stipulations.

Applicant Presentation

Jeffrey Blilie said he was the representative from the law firm Beus Gilbert McGroder, PLLC representing SIHI Sunbelt Investment Holdings Inc. Mr. Blilie noted he represented the applicant three to four years ago when they purchased the property from the State Land Department. Mr. Blilie stated at that time the property was zoned C-2 and they had applied for CP/GCP. Mr. Blilie said the applicant has already worked on the site, providing many improvements including landscaping.

Mr. Blilie said at the meeting held three to four years ago about 50 people in audience came to voice their concerns of traffic that would be generated from the office buildings.

Mr. Blilie said for this proposal five people attended their neighborhood meeting and all were supportive of the proposal. Mr. Blilie added they met with the neighborhood groups, and they were overwhelmingly supportive of the project. Mr. Blilie said he

worked with staff and agreed to all 31 stipulations. Mr. Blilie stated one of the big issues which existed since the last time was where they would need to install traffic signals. Mr. Blilie noted street improvements would be required including traffic signals to be installed at Grandview Road and 19th Avenue, and Bell Road and 21st Avenue.

Mr. Blilie described the project with two and three-story buildings. Mr. Blilie noted the two-story carriage units to be sensitive to the neighborhood to the south. Mr. Blilie added that Grandview Road was a wide street and it is a long distance to the first home. Mr. Blilie showed the site plan and noted the overall density, and said there was a dog park, zen garden, pool, open space amenities and lots of interest for residents. Mr. Blilie added that they would provide electrical vehicle and bicycle parking and include electric bike chargers.

Gregory Freeman asked if they had figured out a solution for the street offset at 21st Avenue and Bell Road. **Mr. Blilie** said they will need to work more with the City on the offset, but they will pay for it. Mr. Blilie added they would need to work with the City on the improvements, to see how the City wants it done as his client does not own the property on the other side of the road.

Keith Greenberg identified concerns with stop lights.

Bradon Lopez-Biggs asked that the city do construction work on 19th Avenue all at one time and there would be a lot of other street improvements nearby.

Mr. Blilie said they hope they could recoup some costs for all the street improvements.

Mr. Greenberg mentioned that the streetlights need to be timed so that they are green or red all the way.

Acting Chair Ozzie Virgil asked if there was a traffic study. Mr. Blilie noted there was one done a couple years ago. Mr. Blilie said there is less traffic generated now since the proposal is for multifamily residential versus being a flex office space. Mr. Blilie mentioned their traffic study merits a traffic signal.

Mr. Freeman asked if they received specific feedback from the neighborhood south related to traffic. **Mr. Blilie** indicated neighbors talked about traffic issues and were concerned with people speeding on Grandview Road. Mr. Blilie added they were happy about the traffic light and shared concerns about truck parking and homelessness.

Mr. Virgil asked how many people were notified about this project. **Mr. Blilie** indicated letters were sent to property owners within 600 feet of the subject site and neighborhood associations, which included 120 individual property owners or associations.

Mr. Lopez-Biggs asked what the rationale was for the ingress and egress locations. Mr. Blilie indicated the rationale was to keep traffic off Grandview Road since people said traffic along this street is bad.

Acting Chair Virgil asked about the height restriction and the number of residential units. **Mr. Blilie** said most of the units proposed were to be 3 stories and the total unit count was going to be 363 units. Mr. Blilie noted there would be approximately 330 of these units as 3-story and the remainder on the south side of the project 2-stories. Mr. Blilie added the 2-story units were proposed to provide an additional buffer to the neighborhood.

Mr. Freeman asked what the ratio was of the number of bedrooms per unit. **Mr. Blilie** responded that 43% were to be one bed, 46% two bedroom, 7% three bedroom and 4% of site to be 3-bedroom town homes and clarified that there would be 15 units at 2-stories.

Acting Chair Virgil asked about the prices on the rentals. **Mr. Blilie** said it would be market driven and not considered affordable housing.

Al Field said where he lives near Happy Valley Road there are issues with the installation of signals as well.

Acting Chair Virgil questioned how many additional units they would get with the density waiver. **Mr. Blilie** said it would be less than 1 unit per acre and the overall unit count is 15 or 20 more units than what is allowed.

Mr. Blilie said the family which is proposing to build this multifamily project plans to own it and run it, and it has taken them two or three years to work on this application.

Mr. Romero asked the applicant if they agreed to the city stipulations. **Mr. Blilie** said he agreed to all stipulations.

Ms. Hoffman commended the detail provided, shared that the location of the site is suitable for housing and she liked the open space amenities.

Public Comments

None.

Motion

Sandra Hoffman motioned to recommend approval of Z-104-J-75-3 per the staff recommendation. **James Sutphen** seconded the motion.

VOTE:

9-0, motion to recommend approval of Z-104-J-75-3 per the staff recommendation passes with Committee Members Davenport, Field, Freeman, Greenberg, Hoffman, Lopez-Biggs, Romero, Sutphen, and Virgil in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comment.