



## Village Planning Committee Meeting Summary

### Z-50-08-5 (PHO-5-19)

<b>Date of VPC Meeting</b>	February 20, 2019
<b>Request</b>	Request to modify Stipulation Nos. 1, 1a, and 2b and to make technical corrections to Stipulation Nos. 2, 3, 5, 6, 7, and 8.
<b>Location</b>	NEC of 23rd Avenue and Royal Palm Lane
<b>VPC Recommendation</b>	Approve as requested
<b>VPC Vote</b>	11-0-0

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

*4 cards were submitted in favor of the request*

**Mr. Klimek** provided the staff background presentation on the request to modify zoning stipulations for the redevelopment of the west half of the former El Caro golf course. The specific request to modify stipulations pertain to the building elevations, an update to the tree preservation plan, clarification regarding building orientation, and minor technical corrections.

**Mr. Earl**, owner representation, provided the applicant presentation. He provided an overview of the site, the project, and previous zoning actions. As a long-vacant golf course, the property is now a blight on the area and the responsible redevelopment of the site will strengthen the surrounding neighborhood.

As a former golf course, the shape of the site presents multiple challenges to how the site can be designed; the request maintains the general conformance stipulation to the site plan on file but seeks to clarify and modify several minor stipulations related to building elevations and orientation, and the tree preservation plan.

Regarding the request to modify the building elevation stipulation, the stipulation was added to as part of the 2008 zoning case because no elevations were submitted at that time. The request would require final building elevations to be in general conformance to the elevations presented at tonight's meeting.

Regarding the request to modify the stipulation requiring building entries to front onto common space, the stipulation is not clear and should be re-worded. He believes the

current site plan is in conformance with the stipulation because both the front door / garage side and the rear access will front onto common areas, either a private street or open space. The proposed language will clarify the intent of the stipulation.

Regarding tree preservation, the original zoning case identified multiple trees for preservation; however, the request to update the tree preservation plan and associated stipulation is needed due to the irregular shape of the lot, ambiguity in the stipulation language, and that several of the trees have died. The tree preservation exhibit illustrates the plan to preserve, relocate, and replace priority trees from the original case.

**Mr. Church** invited questions from the committee.

**Mr. Whitney** noted the proposed language in Stipulation No. 1a does not clarify the intent of the original stipulation.

**Mr. Earl** stated the proposed language has been previously approved by the City Council in similar circumstances and should ensure compliance regardless of how the stipulation is interpreted in the future.

**Mr. Carrell** asked about the total number of units, the total number and configuration of garages, and whether there is a limit to the maximum number of units that can be located in a single structure, under one roof.

**Mr. Earl** responded that: there are 197 units proposed in the current plan which is less than permitted; all units include a garage either as a two stall traditional, two stall tandem configuration, or single stall format; and that the largest building type is the five-plex “urban farmhouse” model as illustrated in the building elevations. He also noted the development contains adequate parking for residents using garage units and for visitors in surface parking areas.

**Mr. Carrell** asked about the number of trees being modified in the request.

**Mr. Earl** responded that nine trees will be modified in the proposal, five of which are dead and four of which are alive.

**Mr. Krentz** asked about the caliper size of tree replacements.

**Mr. Earl** responded that the city has standards for tree replacement based on caliper size. In the case of a large tree being replaced, the code does permit equivalent groupings of several smaller trees to compensate for a larger tree being removed. The project will comply with city standards in regard to tree replacement.

**Mr. Carrell** asked about whether the neighborhood would be under a homeowner association, if the development would contain one or two association, and whether those would be subject to covenants, conditions, and restrictions.

**Mr. Earl** responded that the neighborhood will be gated, will be governed by a single homeowner association, with a single set of covenants, conditions, and restrictions.

**Mr. Larson** asked about stormwater management on the site.

**Mr. Earl** responded that traditionally all sites are required to manage their own stormwater onsite; however, adjacent developments were allowed to use the golf course for their stormwater management. The development is designed to manage its own stormwater and the current load from adjacent developments. Stormwater will be managed through a system of underground storage and engineered site topography.

**Discussion** about potential impacts and coordination with adjacent properties/neighborhoods regarding lighting, traffic, perimeter fencing, and other items.

**Mr. Earl** responded that the project is designed to create a community for its residents while also respecting its neighbors through thoughtful edge treatments including view fencing and landscaping, by not providing ingress/egress onto El Caminito, and by directing vehicular traffic to signaled intersections.

**Mr. Church** opened the forum for public comments and invited the individuals who submitted speaker cards to address the committee in the following order.

**Mr. Jeff Spellman** introduced himself as a representative of the Violence Impact Program Coalition, an organization committed to working collaboratively on neighborhood issues for the area between 19<sup>th</sup> Avenue on the east and 35<sup>th</sup> Avenue on the west, and from Indian School Road on the south to Dunlap on the north. Mr. Spellman stated that he is fully in support of the development and the request which is a good opportunity for the area and will plant another seed of revitalization. He provided a letter of support and map depicted the issues and opportunities identified by members of the VIP Coalition.

**Ms. Hilary Rusk** introduced herself as representative of the Royal Palm Neighborhood and voiced support for the project and the request. She further stated that she is supportive of this proposal because it contains lower density and ownership housing opportunities.

**Ms. Linda Colino** introduced herself as a representative of the Augusta Avenue Neighbors and voiced support for the request and the proposal. She further stated that she is entirely supportive of this type of developer who engages collaboratively with neighbors, listens and responds to neighborhood concerns. Ms. Colino reiterated that this project will remove a significant blight on the area and will be an excellent project.

**Mr. Richard Lerner** introduced himself as a representative of the El Caro Villas Home Owner Association and stated that he is generally supportive of the request and the development and that he has been working collaboratively with the applicant. Mr. Lerner expressed concern over the future of El Caminito Drive and wants an assurance that the access to the El Caro Villas will be maintained in perpetuity and over the traffic on 23<sup>rd</sup> Avenue and the likely increase in volume from this project. He asked why the development was not accessing Butler Drive to the north and why the development was not working with group developing the east half of the golf course to coordinate through access between the properties.

**Mr. Church** thanked the speakers for their contributions and invited Mr. Earl to begin respond to comments if desired.

**Mr. Earl** thanked each of the speakers for their willingness to collaborate in a productive fashion throughout the process in pursuit of a project that will transform a blighted and long abandoned golf course. In response to Mr. Lerner's comment regarding the preservation of El Caminito Drive, he stated the roadway would be preserved through an easement or roadway dedication if such protection does not already exist today. Regarding traffic and impact, Mr. Earl reiterated that the project is building fewer units than permitted through existing entitlements and has chosen to not use El Caminito Drive as a primary access way to mitigate potential traffic impacts. Regarding coordinating through access between the two developments, both neighborhoods will be gated and utilize private streets making through travel problematic.

**Ms. McBride** stated that the community is excited for this project, the positive impact it will have on the 19<sup>th</sup> Avenue Corridor, and is supportive of the project.

**Mr. Krentz** asked if a traffic impact analysis had been completed.

**Mr. Earl** stated that no traffic impact analysis had been completed.

**Mr. Carrell** stated that it is always great to hear about positive collaboration between a developer and neighborhood representatives. This is a model for how projects should develop.

**Mr. Church** stated that the project is exciting and the request makes sense.

**Mr. Larson** asked about the estimated timeframe and if the project will be phased.

**Mr. Earl**, with assistance from his colleague Chuck Chisholm (Planning Project Manager, K. Hovnanian Homes) stated that they are expecting to have units on the market by the third quarter of 2020 and that the south portion will be the first phase.

**Mr. Herrera** asked about the impact of the nearby methadone clinic on the future of the development and whether it is expected to have an impact on the development and the sales of units.

**Mr. Earl** responded that is part of a much broader community issue that requires a larger solution. The redevelopment of the long blighted former golf course will support the continued strengthening of the neighborhood.

#### **MOTION:**

**Mr. Whitney** made a MOTION to approve Z-50-08-5 (PHO-5-19) as requested.

**Ms. McBride** seconded the motion.

#### **VOTE:**

The motion was approved, Vote: 11-0

Yes (11): Patrick Church, Tyler Carrell, Fred Hepperle; Larry Herrera; Mike Krentz; Jim Larson; Shannon McBride; Kelsey Nelson; Arick O'Hara; Warren Whitney; Donna Wiedoff

No (0):                      None

Abstained (0):            None

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

No Comments