



## Village Planning Committee Meeting Summary

### Z-79-23-4

<b>Date of VPC Meeting</b>	May 7, 2024
<b>Request From</b>	R1-6
<b>Request To</b>	PUD
<b>Proposal</b>	Planned Unit Development to allow mixed use with office, commercial and multifamily residential uses
<b>Location</b>	Southwest corner of 14th Place and Highland Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	17-0

#### **VPC DISCUSSION:**

*Two members of the public registered to speak in support of this item.*

*Committee Member O'Malley and Committee Member Sharaby departed during this item bring quorum to 17 members.*

#### **STAFF PRESENTATION:**

**John Roanhorse**, staff, provided a summary overview of the rezoning case request and stated this is a PUD (Planned Unit Development) and is presented for action, this case was heard by the committee in February for information only. Mr. Roanhorse discussed the proposal's location, the existing and proposed zoning district, and surrounding land uses and adjacent streets. Mr. Roanhorse stated that some changes were made to the proposal including the number of units and parking. Mr. Roanhorse displayed the site plan, General Plan Land Use Map and discussed the adjacent land uses and street classifications. Mr. Roanhorse shared the staff findings and recommendation for approval subject to stipulations.

#### **APPLICANT PRESENTATION:**

**William Allison**, the representative with Withey Morris Baugh, PLC introduced himself and Ms. Hannah Bleam and Ms. Roberta Clay, the architect, and Don Cartier from Civtech. Mr. Allison stated the applicant for this development is Venue Projects. Mr. Allison displayed an aerial map of the area and identified the existing residential developments noting the densities and building heights. Mr. Allison presented the location of a dual campus school located to the south of the subject site. Mr. Allison stated the school is currently undergoing

some construction and only part of the parking lot is open, and this has impacted the adjacent neighborhoods. Mr. Allison stated the size of the site, the zoning, and some historical information. Mr. Allison said the PUD request would include mixed use for office, small business, and residential redevelopment. Mr. Allison said the property was previously the Wonderview mobile home park and was obtained by the owner who then assisted the residents in relocation. Mr. Allison displayed photographs of the existing vacant site and adjacent streets and noted the inclusion of dedications for the development of the site. Mr. Allison discussed the site plan, showing the residential component with various configurations from studios to two story duplexes and courtyard apartments. Mr. Allison stated that the number of residential units has decreased but the design and layout has remained the same. Mr. Allison discussed the office component, noting the layout and potential tenants as well as the landscaping and open space areas. Mr. Allison said that the office portion along Highland Avenue will include space for a coffee shop or similar commercial use. Mr. Allison stated that the design of the development aligned the residential portion with neighboring residential uses across 14th Place. Mr. Allison discussed the request for a PUD and why it was the best option for this site noting allowances for mixed use, parking adjustments and the unique shape of the subject site. Mr. Allison discussed the design of the project, the massing, the landscaping, exterior finishes, and architectural appearance. Mr. Allison described the amenities, courtyard, landscaping and furnishings that add to the quality of the site. Mr. Allison stated that the proposal includes sustainability features with EV (Electric Vehicle) charging, water conservation features, drought tolerant landscaping and shade trees. Mr. Allison discussed parking on the site, which will incorporate a shared parking model, noting the expected peak parking demand and how spaces will be shared for the proposed uses. Mr. Allison stated that typically a site of this size with the proposed uses would require 87 parking spaces but with the analysis of the shared model 64 spaces will be provided. Mr. Allison displayed the proposed elevation renderings to demonstrate the building size, colors, and exterior appearance. Mr. Allison said they held a neighborhood meeting in February, and it was well attended and received a positive response. Mr. Allison stated they agree with the staff findings and the stipulations as prepared by staff. Mr. Allison asked for committee approval, expressed his gratitude, and concluded his presentation comments.

#### QUESTIONS FROM THE COMMITTEE:

**Committee Member Eichelkraut** commented that the proposal is very creative given the unique shape and it does explain the PUD request. Committee Member Eichelkraut asked about correspondence that was provided to the committee regarding irrigation access on the proposed site. **Mr. Allison** responded that he is aware of the irrigation ditch that is on the site, and they will resolve the issue in the development process. Mr. Allison said the community member has a key to the vacant lot which allows access to maintain irrigation control. **Chair Swart** commented that he spoke with the community member and there is a remedy to this issue which will be coordinated between the applicant and community member.

**Committee Member Noel** asked about the shared parking, and how it was determined based on the type of offices or anticipated tenants for the office space that will be available. **Mr. Allison** responded that the tenants for the office space have been identified and

include a bank and non-profit organization which will operate during normal office hours and are expected to have a limited traffic impact as well.

PUBLIC COMMENTS:

**Richard Hernandez**, a resident near the proposed site stated he does not object to the proposal but is concerned with access to the site for irrigation control and shared responsibility. Mr. Hernandez stated that access to the irrigation is very important to maintaining the trees in the area. Mr. Hernandez stated he will work with the applicant for continued access for irrigation control.

**Bill Cronin**, a resident on 14th Street, stated he has concerns about parking in the area. Mr. Cronin stated that from the presentation it appears that parking for the development has been resolved. Mr. Cronin asked if the development was going to be two stories and when would construction start. **Mr. Allison** responded that the development would be two stories and construction would begin in about one year after permits have been issued.

APPLICANT RESPONSE:

None.

COMMITTEE DISCUSSION:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

MOTION:

**Committee Member Augusta** motioned to recommend approval of Z-79-23-4 per the staff recommendation. **Committee Member Paceley** seconded the motion.

VOTE:

**17-0**; motion to recommend approval of Z-79-23-4 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Eichelkraut, Garcia, Grace, Guevar, Jurayeva, Langmade, Noel, Paceley, Whitesell, Williams, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

## Village Planning Committee Meeting Summary

Z-79-23-4

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	February 6, 2024
<b>Request From</b>	R1-6
<b>Request To</b>	PUD
<b>Proposal</b>	Planned Unit Development to allow mixed use with office, commercial and multifamily residential use
<b>Location</b>	Southwest corner of 14th Place and Highland Avenue

### VPC DISCUSSION:

*Two members of the public registered to speak on this item in opposition.*

*Committee Member Kelli Williams arrived during this item bringing quorum to 14 members.*

### APPLICANT PRESENTATION:

**William Allison** representing the applicant with Withey Morris Baugh, PLC introduced himself and provided a summary and stated other development team members were present and would also be providing comments on the proposal. Mr. Allison noted the location, size and features of the site stating that it was a former mobile home park. Mr. Allison introduced **Mr. Lorenzo Perez** with Venue Projects to provide design details of the project. Mr. Perez noted the acreage of the site and the surrounding streets and when it was acquired for development. Mr. Perez displayed pictures, maps and diagrams of the site describing the present conditions. Mr. Perez stated the project is mixed use and will include a commercial component with office uses of various sizes and a micro retail space. Mr. Perez stated the intent of the commercial use will be owner occupied and potential office users have been identified. Mr. Perez described the residential developments, single story duplexes which would be oriented along Meadowbrook Street and 14th Street. Mr. Perez expressed that the residential units would have a shared drive aisle to access residential parking. Mr. Perez stated that for development utilities would be underground and there would be a community swimming pool and other amenities. Mr. Perez stated the project development would be phased and there would be a dedication to widen the road. Mr. Perez displayed conceptual layouts to show the office and residential areas and the design adjustments to allow an interactive mixed-use development. Mr. Perez noted that the mixed use is intentional in scale so there is integration into the existing neighborhood with an applicable shared

parking model. Mr. Perez stated that for this proposal a parking study was conducted that determined the maximum need and how the proposal has met the need relying on some street parking and that there would be no overuse on the site. Mr. Perez shared information on other completed projects he has worked with and noted an increased use of landscaping as a key component of his design concept. Mr. Perez stated for many previous projects they have worked closely with surrounding neighborhoods.

#### QUESTIONS FROM THE COMMITTEE:

**Committee Member Schmieder** asked for a description of the parking situation and noted that on street parking should not be allocated for the proposed development. **Mr. Perez** responded the development will have enough parking spaces which is described in the shared use model. Mr. Perez stated they have evaluated the peak parking demands and there will be ample parking available on site.

**Committee Member Whitesell** asked what formula was used to determine the number of parking spaces for the proposal. **Mr. Perez** responded that the shared parking model is based on unit size and is based on what is allowed by the city for shared parking. Committee Member Whitesell asked if the parking allocation is based on units rather than bedrooms. Mr. Perez responded that parking for the proposal is based on unit and unit size and the majority of units are under 600 square feet.

**Chair Swart** asked staff if the parking calculation was discussed in the pre-application meeting with the applicant. **Mr. Roanhorse** responded that in the pre-application review parking and site conditions were discussed with the applicant. Chair Swart stated concern with the parking situation as presented and the use of the public street needs to be addressed by the applicant.

**Mr. Allison** commented that the prepared parking model is allowed by the city, and if necessary, a traffic engineer can attend the next meeting to provide insight on the calculations for the parking model. Mr. Allison stated that the proposed parking meets the City's requirement for shared parking and the site is an infill development which also provides some incentive for parking allocations.

**Vice Chair Fischbach** asked if they have met with Chair Swart prior to the meeting. **Mr. Allison** responded yes. Vice Chair Fischbach asked if parking was based on residential parking requirements. Mr. Allison responded that the proposal is a mixed-use project with office and residential uses. Vice Chair Fischbach asked if the project is a PUD as a way to meet parking requirements. Mr. Allison responded that a PUD is for the mixed use and this proposal can meet parking requirements with a shared parking agreement. Vice Chair Fischbach asked if they could come to the next meeting with additional information on the parking and site design. Mr. Allison responded they can provide additional information and they will address the on-street parking concerns. Mr. Allison stated they took some information based on the Walkable Urban (WU) Code and pedestrian oriented development which provides use of on street parking. Mr. Allison stated he will have more information as requested for the next meeting.

**Vice Chair Fischbach** commented that when coming to the Village Planning Committee Meeting the applicant should be prepared with information and explanations to address any concerns. Vice Chair Fischbach stated that the development appears to be unprepared and there should be more information for the first presentation. **Mr. Allison** responded that the information provided did address the concerns and more information will be provided at the next meeting.

**Chair Swart** asked if this property was within the WU Code area. **Mr. Allison** responded that no, the property is not within the WU Code area, but the proposal is a PUD (Planned Unit Development), and this allows an opportunity to look at other design applications.

**Vice Chair Fischbach** stated that to cite the WU Code it suggests it is applicable for this proposal. **Mr. Allison** responded that the proposal is not within the WU Code but was reviewed to analyze some of the standards.

**Committee Member Whitesell** stated his interest in how the city is achieving the goal of diversification for housing types and price ranges and asked if the units were rentals, not owner occupied and what the anticipated pricing would be. **Mr. Perez** responded that the intent was to make the units as affordable as possible but factors such as cost of construction, economics and density are all factors in future pricing, so it is not precisely known. Committee Member Whitesell asked about the price point of rental units in the area. Mr. Perez responded that in the area of the proposal the rental costs vary depending on the quality and size of available residences.

**Committee Member Guevar** asked if there would be any short-term rentals included in the proposed development. **Mr. Perez** responded that there is a demand for furnished rentals and transitional housing so there is an expectation for short term rentals. Mr. Perez stated with 42 units availability will depend on market demand. Mr. Perez responded that short term could be less than 30 days, but they will explore options.

#### PUBLIC COMMENTS:

**Bill Cronin** introduced himself and stated that he had concern with the proposal's parking. Mr. Cronin stated he lives in the neighborhood on 14th Street near the proposed site, and Madison High School is located to the south on Campbell Road. Mr. Cronin said that students from the school park on 14th Street and there is potential for conflict when waste services collections are conducted on the street. Mr. Cronin stated that parking is a big concern for this area.

**Kim Arevalo** introduced herself as a resident on 14th Street and stated she agreed with Mr. Cronin about the parking in the area. Ms. Arevalo stated that the parking on the street and for the entire block is a problem. Ms. Arevalo stated the school and the residents in the area park on the street and this creates congestion and limitations for neighborhood residents.

**Chair Swart** asked the speakers if they attended the public meeting that was provided by the applicant. Mr. Cronin stated that he did attend the meeting and Ms. Arevalo stated she did not.

APPLICANT RESONSE:

**Lorenzo Perez** stated he cannot speak to the school parking issue and the proposal will have adequate parking. Mr. Perez expressed that there are various multifamily developments in the area and there is no sidewalk. Mr. Perez noted that the proposed development will include a sidewalk and that he was not familiar with any parking issues that would impact the proposed mixed-use development.

**Chair Swart** responded that the speakers testified that there are parking issues with at least four spaces that are included in the proposed parking allocation. **Mr. Perez** responded that parking in the area will not be an issue and the location of the school is not a factor for the proposed development.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

**Committee Member Grace** stated that when the applicant comes back to the Committee their traffic engineer should accompany them and be prepared to provide a discussion on the parking situation.

**Committee Member Guevar** stated that the type of school was unclear. Committee Member Guevar noted the applicant should clarify this information and promote being a good neighbor in the area.

**Committee Member Langmade** stated the proposal has many good elements and the applicant should provide more clarification for the Committee.

**Chair Swart** stated the Committee expects more clarification and asked the applicant to review the notes from the City Engineer regarding parking and the pre-application notes from staff.