



Village Planning Committee Meeting Summary

Z-33-23-8

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| Date of VPC Meeting | October 16, 2023 |
| Request From | C-3 |
| Request To | WU Code T5:7 EG |
| Proposal | Hotel |
| Location | Southwest corner of 11th Street and Van Buren Street |
| VPC Recommendation | Approval, per the staff recommendation |
| VPC Vote | 12-1 |

VPC DISCUSSION:

Four members of the public registered to speak on this item, two in support, two providing general comments.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed rezoning. He described the location of the request, the surrounding area, the proposed zoning, and the proposed development, in addition to summarizing the staff recommendation and stipulations.

APPLICANT PRESENTATION

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation regarding the proposal. He highlighted the location and history of the site and the surrounding area, the requested zoning, the proposed project and design features, and the community outreach conducted by the applicant, including how the proposal was modified in response to community comments.

QUESTIONS FROM COMMITTEE

Committee Member Gaughan asked for clarification that six bicycle parking spaces would be provided and whether they would be secured or not. **Mr. Maerowitz** replied that the applicant is planning to provide more than the minimum requirement of six bicycle parking spaces and that it would not be secured.

Committee Member Sherman stated that the bicycle parking will likely be used by the employees and secured parking is important. **Mr. Maerowitz** replied that the applicant will work with the development team to try to incorporate secured parking.

Committee Member Rachel Frazier Johnson asked for clarification on the number of additional bicycle parking spaces that will be provided. **Mr. Maerowitz** replied that it would be more than simply one additional space.

Committee Member Starks asked how many people attended the outreach meetings. **Reid Butler** with Butler Housing Company, Inc., replied that about 40 people attended the Garfield Organization meeting and that the Booker T. Washington meeting was smaller with questions mostly focused on the south property line. **Ms. Starks** asked about people who weren't part of the organizations. **Mr. Maerowitz** replied that two people attended the neighborhood meeting.

Committee Member Starks asked if the trees along the south property line would provide shade. **Mr. Butler** replied that the purpose was more to provide a visual buffer. **Ms. Gaughan** noted that the trees would provide screening between the properties. **Chair Gonzales** asked if the neighboring property owners had seen the image of the buffer with trees and eight-foot wall. **Mr. Maerowitz** replied that they had seen it.

Committee Member Nervis asked if outreach was done to the Eastlake organization. **Maggie Dellow** with Snell & Wilmer, LLP replied that the applicant met with them and that the concerns were focused on parking. **Mr. Butler** added that the additional parking provided led to the need for screening.

Committee Member Panetta asked if the developer had a flag for the hotel. **Mr. Butler** replied that they did not and that it would likely be two hotels paired.

PUBLIC COMMENTS

Armando Jenkins introduced himself as a resident directly adjacent to the site and spoke in support, stating that the applicant has been responsive to the requests to add additional parking and that the trees on the property line will provide screening between the hotel and the homeowners to the south.

Juan Chavez introduced himself as a resident directly adjacent to the site and spoke in support, stating that the applicant took the time to meet with the neighbors and have considered all of the comments and that the development will be an improvement compared to the existing condition.

Morningstar Bloom introduced herself and asked general questions about the proposal, including questions about funding sources, the multifamily option, the number of green infrastructure techniques, and the money for street improvements.

Julie Hoffman introduced herself and provided general comments about on-street parking near the site, commercial traffic in the area, safety issues with lighting, and the existing use of the site as transitional housing.

APPLICANT RESPONSE

Mr. Maerowitz stated that the multifamily stipulations are from the city because the zoning allows that use, the applicant understands the parking concerns and have increased the amount of parking provided on-site, and that the commercial traffic will likely need to use 11th Street for access.

Mr. Butler stated that the site has been used for transitional housing temporarily and discussed the timeline for redevelopment.

COMMITTEE DISCUSSION

Committee Member Sonoskey stated that this is a good proposal and that the amount of community support is impressive.

Committee Member Nervis asked for clarification about the additional allowed uses under the proposed zoning. **Mr. Grande** replied that the site could develop with any of the allowed uses in the WU Code T5:7 zoning if it is approved.

Committee Member Panetta stated that the requested zoning is appropriate even if the project as proposed does not move forward.

Committee Member Martinez stated that Van Buren Street had many hotels along the corridor historically, and this property owner wants to continue that legacy.

Committee Member Starks asked for clarification about the multifamily use in the proposed zoning. **Mr. Grande** provided clarification on the allowed uses.

Committee Member Nervis asked if there would be a zoning request specific to this proposal. **Mr. Grande** replied that there is no zoning district that would allow only a hotel to be developed on the site.

MOTION

Nate Sonoskey made a motion to recommend approval of Z-33-23-8, per the staff recommendation. **Darlene Martinez** seconded the motion for approval per the staff recommendation.

VOTE

12-1, Motion to recommend approval of Z-33-23-8, per the staff recommendation passed, with Committee Members Burns, Burton, Gaughan, R. Johnson, Martinez, Nervis, Panetta, Sherman, Sonoskey, Vargas, O'Grady, and Gonzales in favor; Committee Member Starks opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.