



Village Planning Committee Meeting Summary Z-19-21-8

Date of VPC Meeting	July 11, 2022
Request From	R1-6, R1-6 (Approved PAD-13), C-2, C-2 (Approved C-2 SP), C-2 SP
Request To	WU Code T4:3 GW
Proposed Use	Multifamily residential
Location	Southwest corner of 24th Street and the Loop 202 Freeway
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-6

VPC DISCUSSION:

One member of the public registered to speak on this item, in opposition.

Anthony Grande, staff, described the location of the request, the proposed zoning, the surrounding context, and the background policy plan information. Mr. Grande further reviewed the proposed site plan and elevations, the staff findings, the staff recommendation, and the stipulations.

Wendy Riddell, representing the applicant with Berry Riddell, LLC, summarized the proposed zoning and existing conditions. Ms. Riddell reviewed the details of the proposal, including frontage types and amenities, discussed renderings and elevations, and provided context related to the TOD strategic policy framework. Finally, Ms. Riddell summarize the outreach efforts conducted for the case.

Questions from the Committee

Eva Olivas asked about the traffic study. **Ms. Riddell** replied that the study is typically done at the time of site plan approval, but a draft has been submitted. **Mr. Grande** stated that traffic impact studies are often stipulations on zoning cases and that the study is conducted during site plan review.

Ms. Olivas asked what the rents would be for a 1-bedroom apartment. **Ms. Riddell** stated that it would be approximately 1,565 dollars.

Darlene Martinez asked about the parking for each building, including guest parking and bicycle parking.

Elyse DiMartino, representative with Berry Riddell, LLC, stated that the WU Code has bicycle parking requirements and that the development would provide 1.63 vehicle parking spaces per unit.

Vice Chair Boyd asked if there would be any variances requested and asked whether bicycles could exit at 22nd Street. **Ms. Riddell** replied that no variances are considered at this time and that bicycles can exit at 22nd Street.

Rachel Frazier Johnson asked if the committee had the ability to continue the case until the next meeting, stating that it would be good to see the traffic impact study. **Mr. Grande** replied that the committee could recommend a continuance. **Ms. Riddell** stated that the formal traffic impact study could not be finalized until the site planning process, but a draft could be provided.

Nicholas Gonzalez asked if an environmental impact study was conducted, particularly related to air quality. **Ms. Riddell** replied that an air quality study was not conducted.

Ali Nervis asked why affordable housing was not included in the project. **Ms. Riddell** replied that the applicant found that the site was better suited for market rate housing, for which there is also a need.

Public Comments

Nicole Marquez introduced herself and stated that she was opposed to the development and doesn't see how it will lift up the community. Ms. Marquez stated concerns regarding a need for commercial services, the proposed density and lack of density limit, the need for affordable housing, and the need for more green spaces.

Applicant Response

Ms. Riddell stated that the WU Code does not have density limits, but development is limited by the height. She further stated the development is not seeking any financing, that the site will have green space incorporated, and that the site will benefit overall from the proposed development.

Committee Discussion

Dana Johnson stated that HUD would not approve affordable housing at this location and that he has no problems with the proposal.

MOTION

Dana Johnson made a motion to recommend approval of Z-19-21-8, per the staff recommendation. **Christopher Colyer** seconded the motion for approval.

VOTE

9-6, the motion to recommend approval of Z-19-21-8 passes; Members Burns, Colyer, Gaughan, Johnson, Lockhart, Martinez, Panetta, Boyd, and Sonoskey in favor and committee members Gonzalez, R. Johnson, Nervis, Olivas, Starks, and Uss opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

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