



## Village Planning Committee Meeting Summary

### Z-62-21-8

<b>Date of VPC Meeting</b>	November 8, 2021
<b>Request From</b>	R-4 TOD-2, C-3, C-3 TOD-2
<b>Request To</b>	WU Code T5:3 GW
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Southeast and southwest corners of 25th Street and Van Buren Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	13-0

#### **VPC DISCUSSION:**

*Committee Member Darlene Martinez joined during this item, bringing quorum to 13.*

**Sarah Stockham**, staff, reviewed the surrounding zoning, land uses, site history, proposed stipulations and displayed aerial images and the proposed site plan.

**Nick Wood**, representing the applicant with Snell & Wilmer, reviewed the context of the surrounding area, the existing conditions of the site, displayed a rendering and proposed development standards, and detailed their community outreach efforts and a chart of the police calls for service which have decreased since the motel closed in January of 2019.

#### **Questions from the Committee:**

**Eva Olivas** asked if the proposed 67 parking spaces include guest parking and what the plan is for overflow parking. **Mr. Wood** replied that there will be guest parking provided on site and that they feel comfortable with the parking provided on site given the calculations provided by their traffic engineer.

**Darlene Martinez** asked if there was designated parking on site for guests or will it be street parking, if there is bicycle parking provided on site, and asked for more information on the gated entryway and exit. **Mr. Wood** replied that there will be more than enough parking on site, there is parking available on Monroe Street, the entryway is gated which is why they cannot add more parking, and there is a staff stipulation regarding bicycle parking.

**Chair Rachel Frazier Johnson** asked what the plan is for guest parking, if they will park on 25th Street or Van Buren Street, and if the adjacent streets are well lit. **Mr. Wood** replied that there is parking available on Monroe Street, and while he does not know about the streetlights on the adjacent streets, their site will be well-lit because safety is paramount for this project.

**Ryan Boyd** asked if the applicant was supportive of all the stipulations in the staff recommendation, and how does a gated community help people get connected to the light rail. **Mr. Wood** replied that they are supportive of all of staff's stipulations and that this site is a unique circumstance in that it adaptively reuses the motel and there is a high rate of crime in the area, and that is why the applicant pursued the abandonment of 25th Street to gate the site to provide more security for the residents.

**Eva Olivas** commented that she is torn about having a gated community in a TOD area, however she does know the area and the issues in the area, and unless new things come in the area will not change and commended the applicant for taking the risk in investing in this location and that while she is torn about the gated aspect of the site, safety is key, and she likes that the units will be affordable.

**Darlene Martinez** commented that the gates can also be left open.

**Janey Pearl Starks** commented that she felt uneasy about having a gated community and that there is not a way to guarantee that the gates will be left open. **Mr. Wood** replied that their client is investing in this area which should be applauded, and that the security issue is a unique circumstance, they do not want to create superblocks, and they are thrilled about the rental rates they will be able to provide.

**Public Comment:**

None.

**Motion:**

**Wayne Rainey** motioned to recommend approval per the staff recommendation.

**Darlene Martinez** seconded the motion.

**Discussion:**

**Ryan Boyd** commented that there is a lot of good in this proposal and it is a great opportunity, and that he would have a different vote if the committee were hearing the abandonment case for 25th Street.

**Zach Burns** shared that it is a great project and commended the applicant.

**Darlene Martinez** also commended the applicant on their proposed project.

**Vote:**

13-0, motion to recommend approval per the staff recommendation passes with Committee Members Boyd, Burns, Gonzalez, Johnson, Lockhart, Martinez, Olivas, Panetta, Rainey, Starks, Uss, Sonoskey and R. Johnson in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.