



Village Planning Committee Meeting Summary

Z-61-23-2

INFORMATION ONLY

Date of VPC Meeting	October 3, 2023
Request From	R1-10
Request To	PUD
Proposal	Senior housing
Location	Northwest corner of 53rd Street and Dynamite Boulevard

VPC DISCUSSION:

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

Committee Member Jason Israel declared a conflict of interest, bringing quorum to nine members.

APPLICANT PRESENTATION

Jason Israel, representing the applicant with Lears Capital Group, LLC, provided a presentation summarizing the location of the proposal, the proposed site plan, the development standards, and the traffic study.

QUESTIONS FROM COMMITTEE

Chair Bowser stated that this use is very low impact and there is typically not much activity at a facility like this.

Committee Member Warren asked if this proposal was related to another one on Lone Mountain Road. **Mr. Israel** clarified that it is unrelated.

Committee Member Kollar asked about feedback from the adjacent property owners. **Mr. Israel** stated that a neighborhood meeting was held, the applicant team knocked on doors in the community, and they have had email correspondence with neighbors. **Heather Personne**, with Evolve Ventures, stated that people were generally supportive at the neighborhood meeting.

PUBLIC COMMENTS

Richard Trepeta introduced himself and spoke in opposition to the proposal, stating that the development will cause flooding on 53rd Street because it will be replacing a wash that flows through the site.

APPLICANT RESPONSE

Mr. Israel stated that the developer will be working with the city to address flooding concerns, following all requirements, and that a civil engineer is on the team looking at the issue.

Village Planning Committee Meeting Summary
Z-61-23-2

Date of VPC Meeting	December 5, 2023
Request From	R1-10
Request To	PUD
Proposal	Senior housing
Location	Northwest corner of 53rd Street and Dynamite Boulevard
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.

STAFF COMMENTS:

No quorum.