



Village Planning Committee Meeting Summary

GPA-DV-2-22-1

Date of VPC Meeting	August 11, 2022
Request From	Industrial
Request To	Residential 15+ dwelling units per acre
Proposed Use	Multifamily residential
Location	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
VPC Recommendation	Approval
VPC Vote	10-1

This item was heard concurrently with Z-34-22-1.

There was one speaker that spoke in opposition.

VPC DISCUSSION

STAFF PRESENTATION

Racelle Escolar, staff, provided an overview of the subject site and surrounding area, the requested General Plan Amendment, and the staff recommendation for GPA-DV-2-22-1. **Ms. Escolar** further described the rezoning request, the proposed site plan and elevations, and the staff recommendation for Z-34-22-1, including the recommended stipulations.

Ozzie Virgil asked if the subject site is within the DVAO. **Ms. Escolar** replied that it is not within the overlay.

Benjamin Tate, representing the applicant with Withey Morris, PLC, provided a summary of the subject site and surrounding area, the outreach conducted by the applicant, and the proposed development, noting that the development will contain mostly one-story buildings in the western portion. **Mr. Tate** further described the proposed amenities throughout the site, the proposed vehicular access, and the traffic analysis conducted by the applicant.

QUESTIONS FROM THE COMMITTEE

Ricardo Romero asked about the estimated rents. **Mr. Tate** replied with estimated rents based on current market data, noting that the market may change by the time the development is completed.

James Sutphen asked about access for emergency services and the traffic generated by the project, noting that there is significant traffic in the area already. **Mr. Tate** replied that the City did not require a detailed traffic impact analysis because the initial review determined that the amount of traffic generated by this proposal would be less than existing conditions. He further stated that the two access points is what would be required for emergency access based on the reviews that the City has conducted to date.

Mr. Virgil asked about the distance between the single-family homes and the parking. **Mr. Tate** replied that the building code requires an eight-foot separation between buildings and the development will meet that standard. He further stated that the development would provide the required parking and would provide adequate guest parking.

Trilese DiLeo asked if there were members of the public signed up to speak on the item. **Ms. Escolar** stated that there was one speaker registered for this item.

James Sutphen stated that there was an opposition letter that stated a concern about traffic and that he shared a concern about traffic.

PUBLIC COMMENTS

Jane Koval introduced herself, stating that she lived just south of the proposed development, and stated a concern about the traffic impact of the proposed development, noting the existing issues with traffic in the area. She stated a concern about the environmental impacts of this project combined with another project related to the airport.

APPLICANT RESPONSE

Mr. Tate stated that there will not be an issue with traffic going north on 21st Avenue because the driveway to Monona Drive is an ingress only driveway. He further stated that the project will create additional street parking space due to the elimination of one curb cut and that the proposal generates a more appropriate amount of traffic compared with what could be developed by-right on the site.

COMMITTEE DISCUSSION

Ms. DiLeo stated that the traffic generated by the proposal would be less impactful than the existing conditions due to the scattered entry and exit times expected of a residential use, compared with an office use.

Chair Grossman agreed with Ms. DiLeo's comment, adding that an office development wouldn't need to come through a zoning process and that there is a need for housing due to the overall growth of the area.

MOTION

Trilese DiLeo made a motion to recommend approval of GPA-DV-2-22-1. **Vice Chair Kenney** seconded the motion for approval.

VOTE

10-1, the motion to recommend approval of GPA-DV-2-22-1 passes; Members Davenport, DiLeo, Field, Herber, Lewis, Novak, Romero, Virgil, Kenney, and Grossman in favor; and committee member Sutphen opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.