



<b>Date of VPC Meeting</b>	November 18,2019
<b>Request From</b>	C-3
<b>Request To</b>	WU T5:3 GW
<b>Proposed Use</b>	Multifamily Residential and mixed use
<b>Location</b>	Approximately 165 feet east of the southeast corner of the 35th Street alignment and Van Buren Street
<b>VPC Recommendation</b>	Approval per staff's recommendation
<b>VPC Vote</b>	14-0, Motion to approve passed, with Committee Members Lockhart, Panetta, Burns, Colyer, Dubasik, Goode, R. Johnson, Langley, Martinez, Olivas, Rainey, Sonoskey, Stark and Sweat, in favor.

## VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*2 cards were submitted in support, wishing to speak.*

**Ms. Lockhart** requested that the applicant present their project prior to hearing staff's recommendation. **Mr. Nate Billimack** of Cook Associates described the project using a site plan and elevations. He provided an overview of the request and explained that the project will use the existing motel buildings and through renovations, create a mix of affordable and market-rate housing.

**Ms. Dubasik** asked how many units will be provided and what is planned for the middle of the site. **Mr. Billimack** answered that there will 80 units sized from studios to two-bedrooms. He added that the abandoned pool will be removed to create a green landscaped area as an amenity for residents. **Mr. Burns and Mr. Rainey** inquired as to the percentage of affordable units and if the project is mixed-use. **Mr. Billimack** responded that at least twelve units are dedicated for affordable housing targeted for mothers fleeing abuse and the remaining units can be market-rate. **Ms. Johnson** asked what the commercial building is located on the north side of the property. **Mr. Billimack** responded that the area is the old motel lobby. **Ms. Olivas** inquired if supportive services will be located on site. **Mr. Billimack** responded that there are no on-site services provided at this time. **Mr. Panetta** requested to hear from staff regarding this item.

**Mr. Joshua Bednarek** stated that staff is supportive of this item. He reviewed the stipulations and development standards proposed for the project such as bicycle parking, pedestrian pathways and traffic calming devices. **Ms. Olivas** asked who at the City checks that stipulations are adhered to. **Mr. Bednarek** responded that plans are

reviewed during site plan review prior to the issuance of a building permit for compliance with stipulations and again by the building inspector prior to issuance of certificate of occupancy.

**Mr. Michael Talbot** of Kenyon Architectural Studio, representing the owner to the west side of the subject property, voiced his support for the project. He shared that the owner to the west is considering redeveloping and/or selling the property. He shared his concern that this rezoning case could create setback requirement challenges for his property. **Mr. Bednarek** stated that a neighboring property zoned to the Walkable Urban code would not trigger a non-conforming use for his property.

Committee members shared unanimous support for the project, citing the need for affordable housing projects in the community and the consistency of this project to the goals of the neighborhood. **Mr. Langley** would like to see micro-enterprise opportunities on site. **Mr. Burns** shared that he thought the committee had agreed to not hear cases that had no opposition.

#### **MOTION**

**Mr. Sweat** motioned to approve the request per the staff recommendation. **Mr. Panetta** seconded the motion.

#### **Vote**

**14-0**, Motion to approve passed, with Committee Members Lockhart, Panetta, Burns, Colyer, Dubasik, Goode, R. Johnson, Langley, Martinez, Olivas, Rainey, Sonoskey, Stark and Sweat, in favor.

#### **STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no comments.