



Village Planning Committee Meeting Summary

Z-53-23-8

Date of VPC Meeting	November 14, 2023
Request From	R1-6
Request To	R-4
Proposal	Multifamily residential
Location	Approximately 235 feet north of the northeast corner of 36th Street and McDowell Road
VPC Recommendation	Approval per staff recommendation
VPC Vote	14-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided an introduction and overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning districts, and the surrounding uses in the area of 36th Street and McDowell Road. Mr. Roanhorse displayed maps, the proposed site plan and conceptual information to show the details of the proposed development noting the residential designation of the area. Mr. Roanhorse presented the project details noting the building height, architectural features, parking, open space and proposed landscape and pedestrian routes. Mr. Roanhorse discussed the review process, the report analysis, findings, and stipulations.

APPLICANT PRESENTATION:

Jason Morris, representing the applicant Withey Morris Baugh, PLC, introduced himself and provided a summary of the proposed development. Mr. Morris noted the unique qualities of the subject site noting it is vacant, is less than an acre, and is mid-block which poses unique challenges for development. Mr. Morris noted that staff and the architecture team worked collaboratively to address setbacks, landscaping and how to craft the design so that it fits into the existing multifamily residential area. Mr. Morris noted the site's direct access to 36th Street and nearby McDowell Road that is consistent with the intensity, size,

and scale of the area. Mr. Morris stated that the building is lifted to provide parking beneath the residential units, open space is included, as well as detached sidewalks. Mr. Morris noted that the architectural firm has extensive experience in residential development and created features like building overhangs, a flat roof, and adding creative textures and finishes. Mr. Morris stated there are 18 units of various sizes. Mr. Morris discussed the neighborhood meeting for the proposal and the main concerns were traffic along 36th Street and that there is an existing school to the north of the development site. Mr. Morris stated that community members expressed concern about cut through traffic and with the applicant they would assist in circulating a petition to incorporate traffic calming measures on 36th Street.

QUESTIONS FROM THE COMMITTEE:

None.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

MOTION:

Committee Member Ronda Beckerleg Thraen motioned to recommend approval of Z-53-23-8 per the staff recommendation. **Committee Member Adiba Jurayeva** seconded the motion.

VOTE:

14-0; motion to recommend approval of Z-53-23-8 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Jurayeva, Langmade, Miller, O'Malley, Rush, Schmieder, Sharaby, Fischbach and Swart in favor.

Committee Member O'Malley stated to the owner and architects that they did a nice job, and the development is creative for a small area.

Chair Swart stated that he agreed with the Committee's comments and noted the applicant's outreach with the neighbors was beneficial.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.