



Village Planning Committee Meeting Summary
Z-16-21-6
INFORMATION ONLY

Date of VPC Meeting	September 7, 2021
Request From	R1-6 (Single-Family Residence District)
Request To	PUD (Planned Unit Development)
Proposed Use	Multifamily residential
Location	Southeast corner of 31st Street and Clarendon Avenue

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ashley Marsh, representative with Gammage & Burnham, provided the locational context of the site, noting the adjacent condominium and multifamily residential developments, and explaining that this is the last vacant site in an otherwise fully built-out neighborhood. She also listed the surrounding zoning districts already present in the area, noting several multifamily residence districts and well as single-family and commercial office zoning. She presented photographs of the site's current conditions, including the un-dedicated and incomplete street portion on Clarendon Avenue, along the northern portion of the site. She then presented the original proposal, which was comprised of a 34-unit, three-story townhome development. After accounting for community concerns, the proposal is now for a 24-unit, two-story townhome development – representing a 30 percent reduction in both height and density. She also noted that the garage design was altered per the community's requests from single-door tandem space garages to side-by-side, double-door garages. She then outlined the additional improvements that will be included in this development, such as the streetscape and the open space amenity area.

Linda Bair commended the applicant for the extensive work they have done with the community and for incorporating some of the concerns and redesigning the property. She asked for clarification regarding the trash collection location, as that was one of the concerns raised by residents. **Marsh** explained that units will have their own individual trash and recycling containers, which they will be responsible for taking out onto the street for collection then bringing back into their garages. She explained that the size and layout of the site do not allow for the required trash truck turning radius for a community collection bin.

PUBLIC COMMENT

Russ Gunther expressed concern with the individual trash bins, stating that all the nearby developments, even those that are small and dense, have centralized trash collection. He stated that the development is trying to fit too many units on a lot that was originally intended for six single-family homes. He also expressed concern with the lack of an updated comprehensive traffic study.

Amy Notbohm expressed concern with the proposed density, the increased traffic it will generate, the likelihood of increased on-street parking, and negative effects to pedestrian and bicyclist safety. She stated that this community is very invested in the wellbeing of the entire neighborhood and in preserving the unique character of the area.

David Fraijo stated that he is the most affected by this project as his home is directly adjacent to the site. He expressed concern with the redesign of the site, as the open space area has been moved to the interior of the site and now the project walls directly abut his property. He stated that, although the design looks nice, it simply does not fit with the neighborhood and will not provide enough trees. He then expressed concern with stormwater drainage once the site is built out.

Nancy McCallum stated that while she appreciates the changes made by the developer, she is still opposed to the project due to the negative impact it will have on the quality of life of existing residents. She expressed concern with parking and lack of open space, stating that this development is not in line with the city's Climate Action Plan.

Heather Bowman stated that this is a quiet neighborhood where children ride their bicycles on the street, which do not have sidewalks. She explained that the proposed number of units would create a 500 percent increase in the amount of traffic, posing significant pedestrian safety issues. She urged the committee to vote against this rezoning request and expressed her hope that the site will be developed with the originally envisioned single-family homes.

Zachary Spaulding stated that putting 24 units on a small site originally intended for six single-family homes is outrageous and incompatible with the area. He suggested that the developer split the lot, create higher density housing on the north side, where multifamily zoning already exists, and keep the south side with single-family homes to better blend with the neighborhood.

Marsh reiterated that this is the last remaining parcel in an otherwise fully developed neighborhood that has similar multifamily zoning. She noted that this site has been zoned for single-family residential for a very long time yet has remained vacant. She added that they'd be improving the street conditions and that the site is overparked, which will accommodate any potential guest parking. She further noted that this neighborhood has a mix of housing types, and that this development will add to that variety.

Craig Tribken stated that this development would not contribute much to the context of the neighborhood and is lacking in aesthetic.

Ashley Nye thanked the applicant for incorporating community feedback and listening to the concerns raised. She liked the street facing porches and the internal circulation.

Vic Grace stated that it will be nice to have the remainder of Clarendon Avenue constructed and suggested that a speed hump be constructed on Weldon Avenue.

Chair Jay Swart requested a copy of the traffic study and asked if it addressed all three streets around the development. **Marsh** replied that the traffic study addressed Weldon Avenue, as that was the biggest concern, as well as parking counts and traffic generation.