



Village Planning Committee Meeting Summary

Z-46-18-8 (PHO-1-19)

Date of Meeting:	February 11, 2019
Planning Hearing Officer	February 20, 2019
Hearing Date	
Request	1. Modification of Stipulation No. 1 regarding PHO review and approval of conceptual elevations
Location	Southwest corner of 55th Avenue and Elliot Road
VPC Recommendation	Denial
VPC Vote	9-0, unanimous recommendation to deny.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Cody White, staff, provided a presentation and background information regarding the requested stipulation modification.

Mr. Chris Colyer, applicant, provided a presentation regarding the requested stipulation modification.

Ms. Linda Abegg expressed concern regarding the proposed elevations not exhibiting four-sided architecture. **Mr. Colyer** responded that there would be detailing around the windows on side elevations, but that the majority of homes will be single-story, and the side elevations will not be visible on most lots. **Ms. Abegg** asked how many lots will be siding onto common area or streets, where the side elevations will be more visible. **Mr. Colyer** responded that there are several lots will this will occur, but reiterated that most homes sold will be single-story homes that will negate the effect. **Ms. Abegg** questioned the stipulation modification – noting that the stipulation was to remove the requirement to return to the Planning Hearing Officer and the Village for elevation approval.

Mr. Robert Branscomb, chair, opened the floor to public comment.

Mr. Jon Kimoto delivered public comment, expressing concern with four-sided architecture and the lack of varied rooflines among the propose elevations.

Mr. Phil Hertel delivered public comment, expressing concern regarding the length of roof overhangs on all elevations. **Mr. Hertel** mentioned that he was not satisfied with the claimed four-sided architecture.

Mr. Robert Branscomb, chair, closed the floor to public comment.

Mr. Chris Colyer, applicant, delivered a response to public comment, noting that there would be architectural elements aimed at enhancing front rooflines and elevations.

Mr. Carlos Ortega asked how the project would be slowed down if the builder were to come back to village for review and comment on the elevations. **Mr. Colyer** responded that the rezoning process took longer than intended, but that the project might not be realized if there were additional time requirements.

MOTION:

Ms. Cymone Bolding recommended denial of the request. **Ms. Linda Abegg** seconded the motion.

VOTE:

9-0, Motion to recommend denial of the request passed; with Committee Members Branscomb, Glass, Abegg, Bolding, Estela, Flunoy, Mockus, Ortega and Rouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.