



## Village Planning Committee Meeting Summary

### GPA-CE-1-19-6

<b>Date of VPC Meeting</b>	November 5, 2019
<b>Request</b>	A request to amend the General Plan Land Use Map Designation on approximately 4.79 acres from Industrial to Mixed Use.
<b>Proposed Use</b>	Mixed-use project
<b>Location</b>	Approximately 193 feet west of the southwest corner of 54th Place and Washington Street
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	15-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Ms. Maja Brkovic** noted that item Nos. 3 and 4 could be heard together but that two separate motions would need to be made and that a motion for the General Plan Amendment would need to occur first in sequence. She provided an overview of the request noting the project's location, surrounding uses, surrounding zoning, general plan designation, PUD uses and standards and staff's findings and recommendation.

**Mr. Stephen Earl**, Earl, Curley and Lagarde, representing the applicant, provided an overview of the request. He provided an overview of the surrounding area. He indicated that the proposal was for a high-end project that exhibits certain Walkable Urban Code features. He noted that the only way to accomplish this was by utilizing the PUD. He noted that the area was in transition with multi-family to the north and industrial to the south. He noted that his client's project would be more urban in style in comparison to the multi-family to the north. He states that their project would serve as a catalyst for redevelopment in the area. He provided an overview of the site plan, elevations and proposed amenities. Lastly, he noted that his client was proposing a mural on the northern side of the western building.

**Mr. Paceley** noted that the project would be a good addition to the area. He asked if the applicant had any concern related to noise due to the proximity to the airport. **Mr. Earl** noted that noise attenuation measures were being planned for the development to alleviate noise concerns.

**Ms. Crawford** asked what the price point was for the units. **Mr. Earl** noted that the number could change depending on the market value after development but that the

prices would be around \$1,200 to \$2,000. **Ms. Crawford** noted that she would like to see more bicycle parking for the site.

**Mr. Fischbach** asked for clarification regarding the need for a General Plan Amendment. **Ms. Brkovic** indicated that the General Plan Amendment procedures require a general plan amendment for residential requests in designated Industrial areas regardless of parcel size.

**Ms. Crawford** asked if the applicant would be willing to change to bicycle parking requirement to 0.25 spaces per unit and remove the maximum 50. **Mr. Earl** noted that his client would accept the change.

**Motion:**

**Mr. Barry Pacelet** made a motion to approve GPA-CE-19-6.

**Mr. Greg Abbott** seconded the motion.

**Roll Call:**

**Yes:** Jay Swart, William Fischbach, Greg Abbott, Linda Bair, Ronda Beckerleg Thraen, Hayleigh Crawford, George Garcia, Andrea Hardy, Blake McKee, Lee Miller, Ashley Nye, Barry Paceley, Christina Eichelkraut, Marc Scher, and Craig Tribken.

**No:** None

**Vote:** 15-0

**Staff Comments Regarding VPC Recommendation & Stipulations:**

None