



Village Planning Committee Meeting Summary

Z-92-18-4

***INFORMATION ONLY**

Date of VPC Meeting	March 4, 2019
Request From	C-O
Request To	PUD
Proposed Use	Single-family residential (attached and detached)
Location	Northwest corner of 1st Avenue and Virginia Avenue

VPC DISCUSSION:

2 cards were submitted in support, not wishing to speak.

1 card was submitted in support, wishing to speak.

1 card was submitted in opposition, wishing to speak.

Mr. Alan Beaudoin, applicant for the project, Norris Design, provided an overview of the request noting the character of the surrounding area, community outreach and identified that the site was located within the Willo Neighborhood Conservation Plan. He noted that the site would be developed through a subdivision plat for a total of 28 homes. He provided an overview of the zoning history and indicated that APS currently owned the site and previously wanted to build a substation. He noted that the neighborhood was not in support of a substation at the location which was why his client was pursuing the site. He explained that detached homes would be built along the north and south property to maintain the residential character and that there would be attached homes interior to the site. He noted that the sidewalks along Virginia and Cambridge would remain detached and that 1st Avenue would be improved with detached sidewalks and landscaping.

Mr. John Glenn, architect for the project, CCBG Architects, expressed that the site had remained vacant for a long time and was the last infill project within the Willo neighborhood. He provided an overview of the elevations and noted that the site was restricted to access off 1st Avenue. He expressed that the units along the north and south would have front porches and indicated that they have picked building material that would complement the neighborhood. He provided an overview of the differences between the attached and detached product types.

Mr. Beaudoin provided an overview of the amenity area and community outreach. He indicated that there were some concerns raised regarding the refuse location in the alley and noted that they have been working with the Public Works Department on an alternative design solution to address the concerns. He noted that the project was

presented to the Willo Neighborhood Association on two occasions and noted that the board was in support of the plan.

Ms. Ann Cothron asked if the pony wall along the east property line would remain. **Mr. Glenn** noted that the perimeter wall would need to be removed.

Ms. G.G. George asked if an HOA would be formed for the development. **Mr. Glenn** noted that an HOA would be formed and indicated that the HOA would be the same as those formed for single-family subdivisions.

Mr. Paul Benjamin clarified that the adjacent zoning was R1-6 and noted that the Willo Neighborhood Association did not unanimously approve the request as he abstained from the vote.

Mr. Aaron Searles indicated that he was also present at the Willo Neighborhood Association meeting when the applicant presented the request and indicated that it was a good project and expressed his desire for a dog park.

Mr. Matt Jewett asked if recycling would be offered for the project. **Mr. Beaudoin** noted that recycling would be provided on the site with an expected 3 recycling bins with City pickup.

Mr. Drew Bryck asked if sidewalks to the north and south would be in the public right-of-way. **Mr. Beaudoin** noted that they would.

Ms. Nicole Rodriguez asked what the tree shade percentage would be. **Mr. Beaudoin** noted that the minimum was 50% but that they hoped to exceed the minimum but that they have not yet completed that detailed landscape construction documents.

Mr. Abraham James asked the applicant to elaborate on the sustainability features. **Mr. Beaudoin** noted that there would be a sustainability component in the PUD. **Mr. Glenn** noted that they were considering solar on the site but have had some challenges because the footprint of the units was small.

Ms. Opal Wagner, resident in the area and in support of the project, made the following comments:

- Expressed her support for new homes instead of a substation.
- Noted that the outreach done by the applicant has been a model for neighborhood engagement and involvement.
- Noted that the applicant addressed all concerns that were brought up by the neighbors.

Mr. Steve Rath, resident in the area and in opposition of the project, made the following comments:

- Noted that the development was not consistent with the Willo Neighborhood Conservation Plan.
- Noted that the project was too dense and too tall for the area.

- Stated that the setbacks along the north and south was too small in comparison to the R1-6 zoning district which required a minimum 25-foot setback.
- Expressed concern with roof top terraces and invasion of privacy.

Ms. Rebecca Winger asked if Mr. Rath attended any of the neighborhood meetings. **Mr. Rath** noted that he did not have an opportunity to attend the neighborhood meetings.

Mr. Benjamin noted that only permit parking was permitted on both Virginia and Cambridge and asked how on-street parking would be handled for the project. **Mr. Beaudoin** noted that future residents would also have permit parking and that it would be for used guests. He also expressed that all units would have two car garages.

Ms. Winger noted that Mr. Rath indicated that the proposal was not in conformance with the Willo Conservation Plan while Mr. Beaudoin noted that it was. She asked that Mr. Beaudoin clarify. **Mr. Beaudoin** noted that the plan provided policy guidance but did not prescribe specific requirements. He indicated that he and his client decided to pursue the PUD rezoning to provide the residents more protection. **Ms. Winger** asked if there were plans to repave the roads along Virginia and Cambridge considering the added traffic. **Mr. Beaudoin** noted that repaving was not considered. **Mr. Glenn** noted that repaving might occur depending on where the utilities are placed.

Mr. Steve Procaccini asked for clarification regarding the ingress and egress locations. **Mr. Beaudoin** noted that ingress and egress would be restricted to 1st Avenue.

Ms. Layla Ressler asked what the expected square footage and price would be for the homes. **Mr. Glenn** noted that the detached product was around 1,800 square feet while the attached product was approximately 2,300 square feet. **Mr. Larry Heath**, developer for the project, noted that they anticipated the homes would cost around 590 and into the 600 hundred-thousand-dollar range.

Mr. Tom Doescher, APS vacant lot subcommittee, expressed his support for the project.

Chairman Jake Adams asked that the applicant reach out to Mr. Steve Rath regarding His concerns.



Village Planning Committee Meeting Summary Z-92-18-4

Date of VPC Meeting	April 8, 2019
Request From	C-O
Request To	PUD
Proposed Use	Single-family residential (attached and detached)
Location	Northwest corner of 1st Avenue and Virginia Avenue
Recommendation	Approval, per staff stipulations.
VPC Vote	12-0

VPC DISCUSSION:

*1 card was submitted in opposition, wishing to speak.
2 cards were submitted in support, wishing to speak*

Ms. Maja Brkovic provided an overview of the request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff's findings, stipulations and recommendation.

Mr. Alan Beaudoin, applicant for the project, Norris Design, provided an overview of the request. He provided a summary of the neighborhood meetings that were held and the changes that they have made as a result of those meeting which included incorporating porches into the design and restricting access to 1st Avenue among elements. He stated that the Willo Neighborhood Association was in support of the project and that he could answer any questions the committee may have.

Chairman Jake Adams expressed that the applicant did a great job with neighborhood outreach and addressing the neighborhood concerns.

Mr. Abraham James asked the applicant to speak on the sustainability features for the project. **Mr. John Glenn**, architect for the project, noted that they looked at adding solar panels into the design but expressed there was not enough roof space. **Mr. Beaudoin** noted that there were other sustainable features for the project identified in the PUD.

Linda Doescher, resident in the area and in support of the request made the following comments:

- Expressed that restricted access to 1st Avenue would protect the integrity of the neighborhood.
- Noted that she was in support of the project bringing more residents to the neighborhood.

Tom Doescher, resident in the area and in support of the request made the following comments:

- Noted that the lot had sat empty for a long time and indicated that this was a much better project than the previous proposal for an APS substation.
- Stated that the development was a good fit for the neighborhood.
- Noted that he was in support of more homes on the site.

Steve Rath, resident in the area and in opposition of the request made the following comments:

- Noted that he did not believe that this was the best use for the site and that it could be improved.
- Noted that the development was too dense and too tall.
- Noted concern with the compatibility of the modern units at the center of the site.
- Stated that the development should be for no more than 16 dwelling units.
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Mr. Abraham James noted that the applicant should strive to the Gold LEED Certification.

Ms. Rodriguez noted that the applicant should pay special attention to lighting on the property to ensure that is shielded so that it does not have a negative impact on the surrounding property owners. **Mr. Glenn** noted that the project would comply with the dark sky ordinance. **Ms. Rodriguez** suggested that the applicant consider using lights with a kelvin rating of 2,200.

Ms. George noted that the project was one of the best integrations of new development adjacent to a historic neighborhood. She expressed that the applicant did a great job of working with the neighborhood and addressing their concerns.

Motion:

G.G. George made a motion to approve Z-92-18-4 per staff stipulations.

Drew Bryck seconded the motion.

Vote:

The motion was approved, Vote: 12-0

Roll Call:

Yes - Jake Adams, Ann Cothron, Drew Bryck, Andrea del Galdo, G.G. George, Abraham James, Matthew Jewett, Brent Kleinman, Jayson Matthews, Steve Procaccini, Loyal Ressler and Nicole Rodriguez

No – None

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.