## Summary of the Planning Commission's Committee of the Whole Meeting December 4, 2012 Room 305 (RMB), 9:00 AM

Members present: Chair Haq, Mr. Butler, Mr. Fluhrer, Mrs. Edmisten, Ms. Mattox, Mr.

Schuster and. Ms. Sterling Lewis

Member not present: Mr. Buxton, Mr. Fleming and Mr. Terando

Staff members present: Deputy Director Bowers, Planner Pettibone, Sr. Planner Crane,

Transportation Planner Bowman and Administrative Support Staff Eason.

## <u>Z-33-12</u> – Glenwood Avenue, southeast side, northwest of St.Mary's Street\*\*(SW Beaver Creek)(Glenwood CAC)

This site is located on the southeast side, northwest of St. Mary's Street.

This is a request to rezone property from Residential-4 and Residential-6 to Residential-10 Conditional Use District.

Planner Pettibone gave a brief overview.

David Brown and Danny Cadas representing the applicant gave a brief overview. Mr. Brown informed the Planning Commission Member that they attended the November CAC Meeting. The vote was unfavorable, 16-1 against the project.

There was discussion regarding: respect for concerns raised by neighbors; traffic study; affirmation approval as opposed to getting a fee in lieu; peak height limits; pedestrian connection on Glenwood Avenue; un-signalized street at Lakeview; would it be helpful or cause more delay.

Staff stated that; the City could certainly provide for construction of sidewalk as long as applicant would agree; has provided a traffic study; interpretation of height measure as per UDO measure condition create potential problem.

Mr. Brown responded that from a designer standpoint more work can be offered to find a solution and is willing to step back and hear suggestions and recommendations from the table.

Public comments from Collins Barwick and Walt Tippett were not in favor of the case. Public concern continues to be height; 6 of 12 criteria not met; not consistent with the character of the neighborhood; traffic impact due to 10 more families accessing the neighborhood and lot lines not consistent with neighborhood.

**Recommendation:** Move to defer

Motion: Mr. Schuster Second: Mr. Buxton

**Vote: 6-0** 

Revised Recommendation: Motion to combine Committee of Whole Meeting with

January 8<sup>th</sup>, 2013 Planning Commission Meeting (Sequential Meeting)

Motion: Mr. Schuster Second: Ms. Mattox

**Vote 6-0**