

## **5.05: Consider Approvals Related to Site Plan Review for Sunwood Village; Case of CommonBond Communities**

- 1. Resolution #15-04-088: Sketch Plan (Minor Plat)**
- 2. Resolution #15-04-089: Site Plan Review**

### **Presentation**

City Planner Anderson presented the Staff Report stating the City received an application for a Minor Plat and Site Plan for Sunwood Village, a proposed forty-seven (47) unit, three (3) story apartment building within The COR. The project site is located on Outlot A, COR ONE, or upon recording of the plat, Lot 1 Block 1 Sunwood Village, between Sunwood Drive and Veterans Drive, directly adjacent to the Residence at the COR property. The project proposes to replat Outlot A, COR ONE into a buildable lot to accommodate the proposed apartment building. There is an active Purchase Agreement between CommonBond Communities and the City for this parcel. The Purchase Agreement was entered into on May 20, 2014. Staff reviewed the request in further detail and recommended approval of the Site Plan contingent upon compliance with the Staff Review Letter dated April 3, 2015.

### **Commission Business**

Justin Eilers, CommonBond Communities, discussed his companies 35 year history with creating high quality housing. He noted that the proposed complex would have 1, 2 and 3 bedroom units, along with a community room.

Commissioner VanScoy asked if any of the units would have ground access to Sunwood Drive.

Community Development Director Gladhill reported that preliminary plans showed access to Sunwood Drive; however, this was altered through later architectural renderings of the building.

Commissioner VanScoy questioned how large the tree trench would be.

Ken Simon, Miller Hanson Partners Architects, reviewed the size of the tree trench on the west side of the parking lot. He noted this trench would be a good way for the site to manage its stormwater. He discussed the energy efficient options that would be pursued for this building.

Commissioner VanScoy was not pleased with the aesthetics of the building and encouraged the architect to improve the design.

Commissioner Andrusko wanted to see enhanced architectural elements around the doorways with access at street level.

Mr. Eilers noted only five units would be served through access at street level.

Chairperson Levine stated he supported the look of the building.

Commissioner Nosan inquired if the new units would be market rate or affordable housing.

Mr. Eilers indicated the units would be affordable.

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-088 Approving the Plat entitled 'SUNWOOD VILLAGE' having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Andrusko, VanScoy, Bauer, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-089 Approving the Site Plan for Sunwood Village having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Andrusko, VanScoy, Bauer, Brauer, Maul, and Nosan. Voting No: None. Absent: None.