

## **5.04: Public Hearing: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East**

- 1. Preliminary Plat for Major Subdivision**
- 2. Site Plan for 121 Unit Apartment Building**

### **Public Hearing**

Chairperson Levine called the public hearing to order at 9:08 p.m.

### **Presentation**

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Preliminary Plat and Site Plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one-four-story building with a total of 121 units with tuck under, detached garage and surface parking. Staff reviewed the request in further detail and recommended approval contingent upon conditions in the Development Agreement.

### **Citizen Input**

Matt Kuker, PSD, appreciated staff's assistance and for providing a thorough report on the preliminary plat and major subdivision. He provided further comment on the design of the apartment complex with the Planning Commission. He noted that parking was not being counted on off site. He indicated the building could be shifted slightly to address staff's concerns. He reported that a community garden green space was located on the site. He explained there would be great color variations on the building.

Commissioner VanScoy reported this building was located in a mixed use zoning district. He questioned what other uses were proposed for the site.

Mr. Kuker indicated he was only proposing to locate an apartment building on the property.

Community Development Director Gladhill clarified that there would be a variety of uses on the block. He noted the Ramsey Office Plaza was located on this block.

Commissioner VanScoy requested further clarification from staff at a future meeting on how the City was defining a block. He believed that the apartment complex was over parked and questioned why the applicant was proposing to have more than two parking spaces per apartment. He recalled that the intent of the COR was to have shared parking.

Community Development Director Gladhill stated the 44 tuck under garages were not included in the surface parking. He discussed the parking situation further and noted the site was just under

the City's requirements with its surface lot. Staff was concerned with the level of surface parking within this development and the Commission could make a recommendation regarding this matter.

Mr. Kuker indicated he would be willing to eliminate one row of parking to create additional green space.

Community Development Director Gladhill reported that he would work with the applicant to address the parking issue. He briefly discussed the expense of a parking structure.

Commissioner Bauer believed that this was a fair compromise.

Commissioner Andrusko asked if the developer would be connecting his site to the adjacent park or providing any retail amenities on the property.

Mr. Kuker believed it would be difficult to draw a retailer to his property given the fact it was off the main drive and if a hotel was built, the retailer would have zero visibility. He reported that if the demand was there, he would be open to the possibility.

Commissioner Brauer was in favor of holding a joint meeting with the Council to further discuss The COR and how it was developing. He wanted to see the COR develop successfully.

Community Development Director Gladhill indicated the Council was currently reviewing a strategic plan ~~for The COR~~ which could include a discussion on The COR.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 9:38 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-03 granting Preliminary Plat and Site Plan Approval for COR Parkview Addition/Parkview East, with the stipulation that the amount of surface parking be reduced and the amount of greenspace be increased.

Commissioner Brauer noted he would be abstaining from this vote as he did not have clear plans from the Council on how The COR should develop.

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