

7.01: Consider Sketch Plan for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends that the Commission provide applicable feedback to the applicant and direct them to proceed with preparation of a Preliminary Plat submittal.

Commission Business

Councilmember Woestehoff mentioned the comment from staff about the site potentially being overparked for guest parking and asked for more information.

Senior Planner Anderson commented that there is nothing wrong with having additional guest parking, but the number of stalls could be reduced.

Councilmember Woestehoff commented that he is excited for this development and is a proponent of less parking as there is a lot of asphalt in the area. He believed that greenspace or bike racks could be more beneficial. He also agreed with the architectural upgrades recommended by staff.

Commissioner VanScoy stated that when this was last discussed he was very vocal about porches but noted that he did review the COR Framework and there is language that would allow a balcony and therefore he withdraws his previous objection to the porch element.

Commissioner Anderson commented that he would also withdraw his objection related to porches. He stated that if this design is going to be allowed, it should blend into the neighboring units. He also agreed that there should be upgraded architecture on the public street facing side.

Jason Palmby, applicant, commented that they are excited to create this development of townhomes with open space areas for the private residents to gather.

Commissioner VanScoy asked the applicant for input on the recommendation of staff for upgraded architecture.

John Rasc, builder, stated that this is a unique opportunity as there is a variety of architecture and different designs within the COR. He stated that they believe that their design blends well with the different types of architecture in the area. He stated that they also have to design a product that meets the demands of the market at a price point that people can afford. He noted that these would have a higher price than the other townhomes that have been built in the COR, estimating a price beginning at \$375,000. He stated that they would not be opposed to stone or brick, but there has to be a give and take with the fencing, patios, and landscaping. He stated that they tend to place value in the things people want and find value in and brick is not it in this case. He stated that they could keep that in mind as they move forward but would like flexibility in return for the other items they propose.

Commissioner VanScoy stated that when he first saw the renderings, he was not in favor of them as they were very flat but noted that he is much more comfortable with these renderings as there is a fair amount of modulation. He stated that he does feel that masonry or something of that nature is missing in the design. He stated that he does like the project.

Chairperson Bauer commented that they are excited to see this project continuing to move forward.

Senior Planner Anderson confirmed the consensus that the applicant should continue to the next step in this process.