

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
January 19, 2011**

Attendees:

- Members Present:** D. Argumedo, P. D'Agostino, I. Eckersberg, D. Fochs, W. Hallen, D. Marino, J. Nelson, C. Ruiz, P. Schneider
- Citizen Member:** S. Valavanis
- Other Staff:** J. Murphy, B. Newman
- Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:40 p.m.

Projects Reviewed:

SPAARC	2408 Orrington Avenue	Recommendation to P&D
Proposal to subdivide the block bounded by Sherman, Orrington, Colfax and Lincoln into 19 lots intended for single-family residential use.		

APPLICATION PRESENTED BY: Steve Friedland Attorney, Applegate & Thorne-Thomsen
Representing Smithfield Properties

GENERAL DISCUSSION:

Mr. Friedland explained that Smithfield Properties proposes to subdivide the block bounded by Sherman, Orrington, Colfax and Lincoln into 19 lots intended for single-family residential use and presented photos and a site plan of the property. The following was discussed:

- Smithfield Properties (Smithfield) proposes to subdivide the property by right in an R1 district and not by the previously approved planned development
- Proposal to:
 - **Include 7 lots approximately 45' X 164' on Lincoln and Colfax, and 5 lots on Orrington, approximately 70' X 106'**
 - Include a T-shaped alley
 - Per the Law Department, storm water detention will be addressed as each individual permit comes in for approval; (if someone buys 3 or more lots, storm water detention will be addressed according to ordinance)
 - Have alleys constructed by developer, but alleys will become City property
- Preservation Commission has approved proposal for subdivision
- Engineering Division has signed off on subdivision plan
- Mr. Marino noted that Ordinance 11-O-11, dedicating the alleys, is to be considered at the January 24, 2011 Planning & Development Committee meeting.

- Mr. Friedland will have Smithfield address the fire hydrant and water main plans with the City's respective departments.
- Ms. Eckersberg advised Mr. Friedland that the deeds should state that there is a common/shared water main
- The Committee voted unanimously to open the floor for public comment
- Ms. Padma Rao expressed the following concerns that were provisions in the planned development are not being addressed in the current proposal:
 - Tree protection
 - Impervious surface (that alleys should be included in measurement)
 - Central open space
 - Hazards and damage are being caused by storm water problems that were being addressed in the planned development ordinance
 - Lots are not consistent with lot sizes
- Ms. Rao noted that her concerns were intended to remind the City of its responsibilities.
- In response to Ms. Rao's concerns:
 - Members of the Committee explained to Ms. Rao that the provisions in the planned development ordinance no longer apply since the developer has proposed to subdivide the property and sell it by right, compliant with the R1 zoning ordinance, which is the only ordinance that will now apply.
 - Members of the Committee further explained that the planned development had included 24 lots whereas the current proposal includes 19 lots, which is compliant with R1 zoning and therefore does not require a planned development ordinance.
 - Chair Hallen explained that the zoning ordinance does not include alleys in the impervious surface of a lot, that the City wants the alleys because they are a benefit to all, and that each lot would be complying with R1 zoning, as any other piece of private property would.
 - Mr. Schneider explained that the alleys are good for garbage collection and other utilities are best accessed through alleys
 - Mr. Schneider said that the City is willing to investigate the construction of green alleys which use sandy soil to drain water back to the water table and may alleviate the problem Mr. Rao and her neighbors are experiencing. He will confer with the developer on the alley construction, adding that if the alleys are constructed before the lots are developed, they could provide better drainage. Mr. Friedland said he would approach Smithfield about green alley construction.
 - In response to Ms. Rao's concern about tree protection, Chair Hallen explained that the planned development provided for certain trees to be protected but the current proposal to subdivide the property will apply to R1 zoning, which does not protect trees on private property.
 - Mr. Friedland noted that it is in the developer's interest to preserve as many trees as possible on the subdivided lots, as they enhance the property. He said he would talk to Smithfield about the list of trees that were to be protected by the planned development and will confer with the Mr. Schneider about preserving as many as possible.
 - In response to Ms. Rao's concern about the newly subdivided lots not matching the lots across the street from them, Chair Hallen explained that the subdivided lots are consistent with the R1 zoning ordinance. He further explained that they would not be uniform, if they were purchased by different parties the scale and placement of the houses would vary, and the lot lines would not be visible, as they are in the plat of survey.

- Mr. Nelson of the Water Department advised Mr. Friedland that the bond for sewer and water service removal will expire in September and asked that he address it with Smithfield

Action:

The Committee voted by majority with one abstaining to recommend approval of the proposal for subdivision to the Planning & Development Committee.

Other Business:

The meeting notes of the January 12, 2011 meeting were approved unanimously.

There being no other business, the meeting adjourned at 4:00 p.m.

The next SPAARC meeting will take place on Wednesday, January 26, 2011 unless otherwise noted.

Respectfully submitted,
Bobbie Newman