DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 26, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:31 pm.

New Business

1815 Oak Avenue

Major Adjustment to a Planned Development

Michael McLean, applicant, submits for a major adjustment to a planned development originally approved by ordinance 47-O-16. The adjustment includes an increase in FAR to 4.47 (originally approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017), an increase in parking spaces from 67 to 70 (including 2 compact spaces), an increased side yard setback (south) from 4 feet to 5 feet, and a reduction of dwelling units from 102 to 43 (for a reduced total of 160 units/rooms from 163), eliminating the site development allowance for maximum number of dwelling units. The property is located in the D4 Downtown Transition District.

APPLICATION PRESENTED BY:

Michael McLean, applicant
Matthew Starmal, architect

DISCUSSION:

- M. Mclean stated there are programming changes, number of memory care units reduced, stating the market does not support the originally proposed 60 units. He stated the unit mix changed.
- M. Starmal stated the actual building bulk is less, but the FAR increased some.
- M. Mclean stated parking was on the 2nd floor which has now been moved underground. The zoning height remains the same, the actual height is lower.
- M. Starmal stated the exterior building materials have remained mostly the same.
- M. Mclean stated they reduced the number of different colors.
- S. Mangum stated removing the 4th floor balcony is an improvement.
- Discussion on how the exterior building materials and details break up the building massing.
- S. Mangum stated the dwelling unit reduction eliminates that site development allowance.
• Was noted that some kitchens were changed to kitchenettes which reduced the dwelling count.
• M. Jones stated the parking count is compliant, but there are two compact stalls, which do not count, could be eliminated since they are in odd locations.
• Signage to be installed stating no exit onto Ridge Avenue.
• M. Mclean stated they plan to have valet parking for days with increased visitation, such as Mother's Day.
• M. Mclean stated the landscape plan changed, they can't plant trees on the Church property as planned since the area is capped, environmental regulations prevent the tree planting.
• M. Mclean noted changes to the Oak Avenue and Clark Street configuration to direct through traffic from traveling north of the street curve.
• S. Mangum noted that input from traffic engineering may be necessary regarding the proposed change to the intersection.
• S. Mangum asked about regrading to join the parking areas on the Church property as it relates to environmental regulations.
• M. Mclean stated the grading is on top of the cap, complies with regulations.
• Discussion about emergency vehicle access from Ridge Avenue and Oak Avenue/Clark Street, potential signage, no bollards.
• J. Leonard stated they should plan to revisit this issue once the building is occupied.
• M. Mclean stated there is no change to the affordable dwelling count. They have a new partner to operate the building, Solaris Senior Living.

S. Mangum made a motion to recommend approval of the major adjustment to the approved planned development, subject to addressing concerns with emergency access off of Ridge Avenue and proposed change to the Oak Avenue/Clark Street intersection, seconded by J. Leonard.

The Committee voted, 7-0, to recommend approval of the major adjustment to the approved planned development subject to the condition noted above.

Adjournment

J. Leonard made a motion to adjourn, seconded by S. Mangum. The Committee voted, 7-0, to adjourn. The Committee adjourned at 3:05 pm.

The next DAPR meeting is scheduled for Wednesday, July 3, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith