

532 W. Colorado Ave.

CITY COUNCIL
JANUARY 28, 2020
MATTHEW FITZSIMMONS



532 W. Colorado Ave.



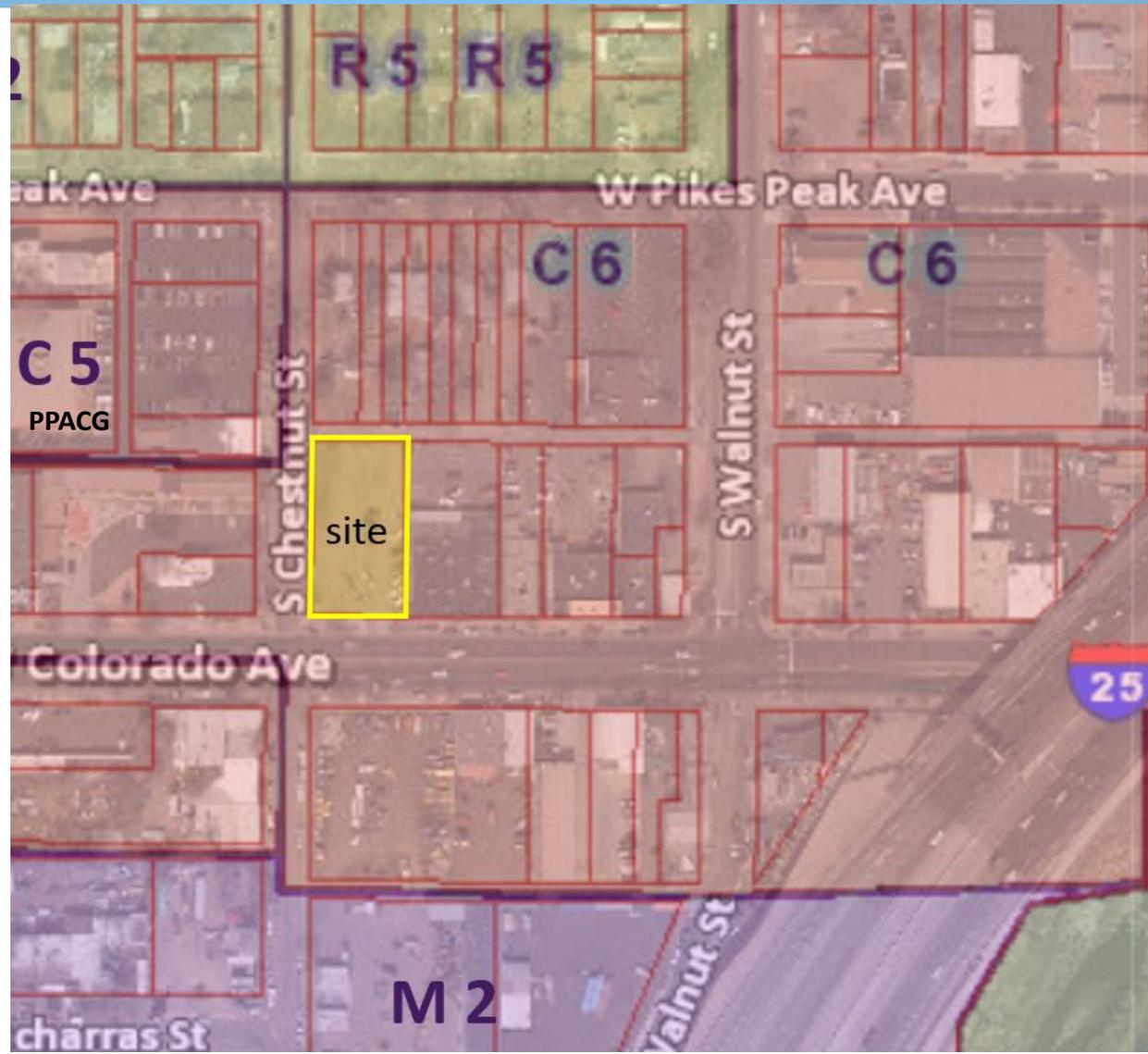
- Located At:
 - 532 W. Colorado Ave
 - W. Colorado Ave.
 - S. Chestnut St.
- Applicant:
 - Land Patterns, Inc.
- Owned by:
 - Desirable Holdings, LLC



532 W. Colorado Ave.



- Zoning:
 - C-6
 - (General Business)
 - All Neighbors C-5 & C-6
- Lot Size:
 - 0.44 acres
 - 19,000 SF



Current Status



- Property: Parking Lot



532 W. Colorado Ave.



- Proposed Development
 - **50 Unit - Multi-Family Residential Apartment Building**



Applications

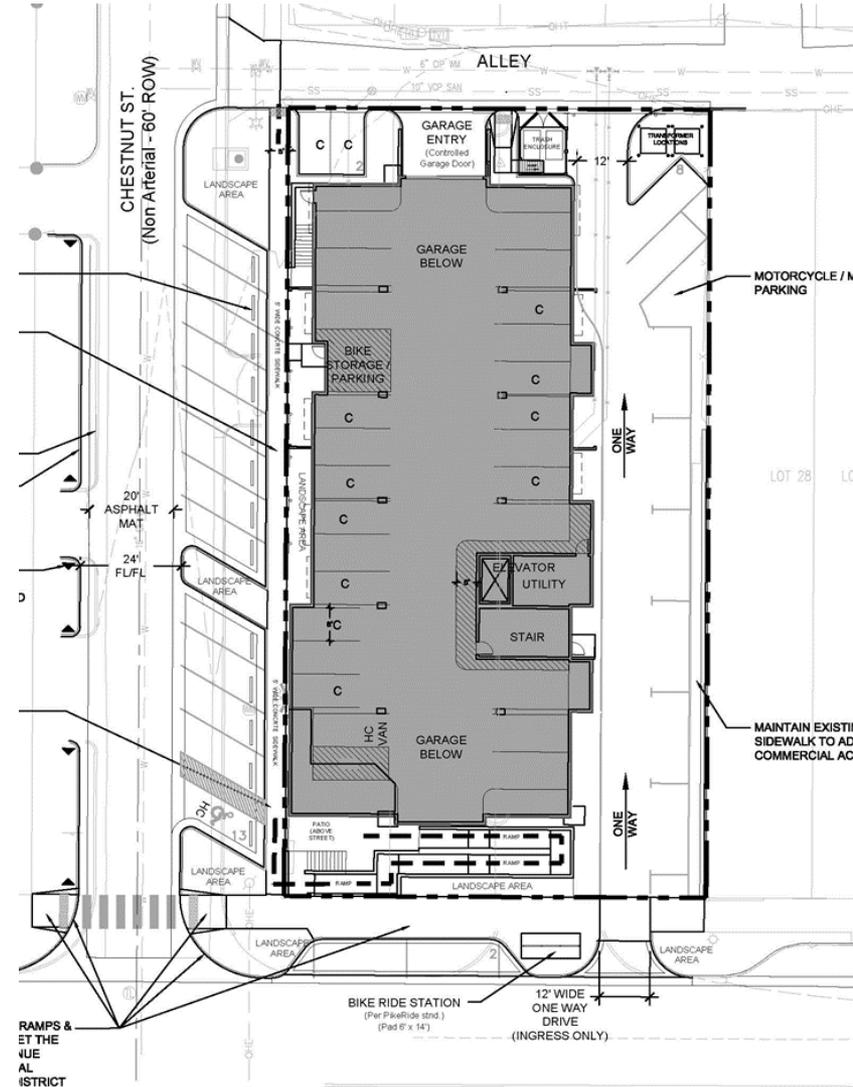


- **Zone Change:**
 - **C-6** (General Business)
 - **PUD** (Planned Unit Development)
 - **Use Type:** Multi-family Residential
 - **Density:** 114 Dwelling Units/Acre (50 units)
 - **Height Max:** 60'
- **Development Plan:**
 - 50 Unit Apartment Building
 - Studios and 1 Bedrooms
 - Parking
- **Waiver of Replat:**
 - Combine 4 Lots
 - Administratively reviewed

532 W. Colorado Ave.



- Proposed Development
 - 50 Unit - Apartment Building
 - Studios and 1 Bedroom units
 - 4 floors
 - Height 58' 6.5"
 - No setback on south and west sides
 - 50 on and off street parking spaces



W. COLORADO AVE
(Major Arterial - ROW Varies)

Parking

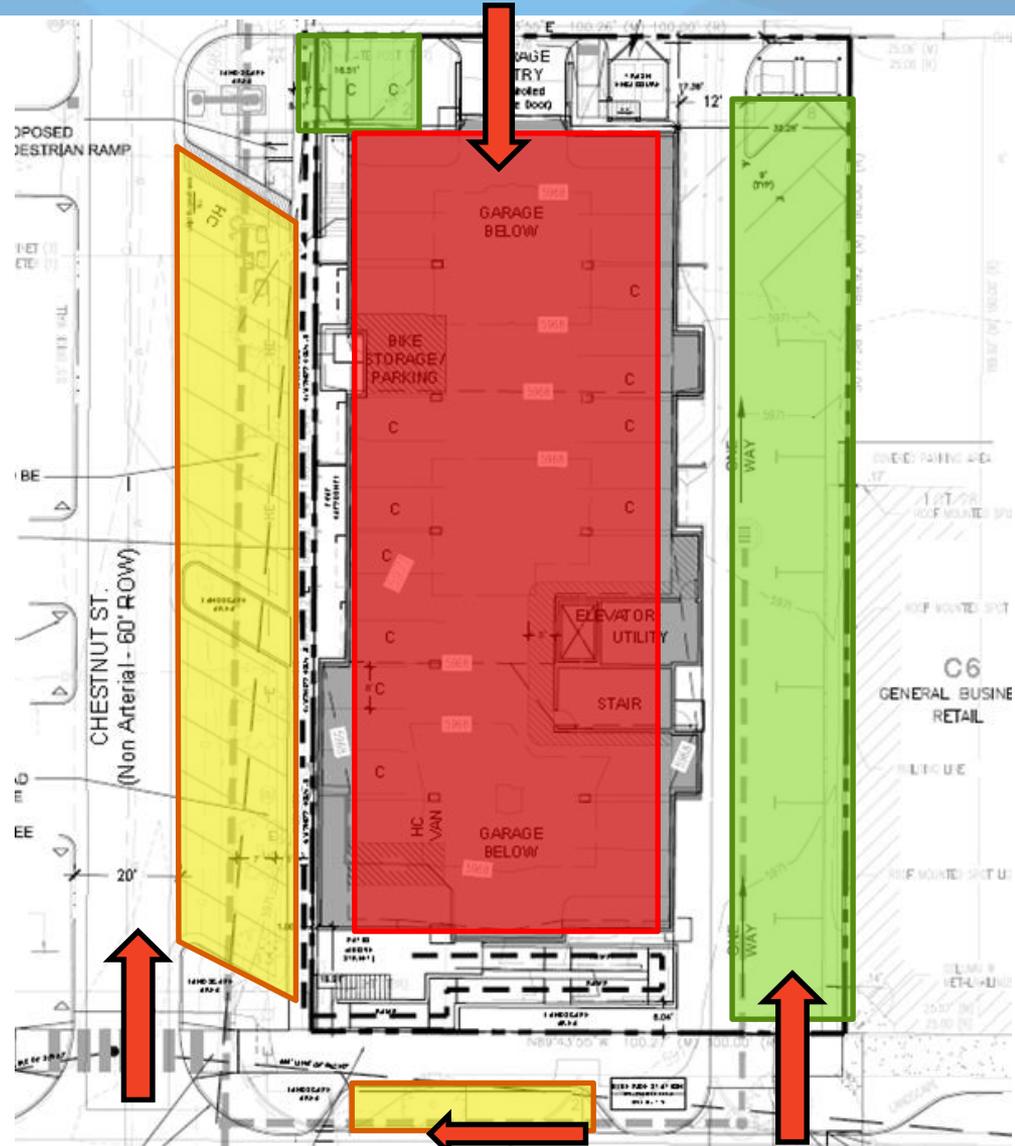


50 Total Parking Spaces

- 1 Per unit

-  - 25 Underground Parking
-  - 10 Off Street Parking – uncovered
-  - 15 On-Street Public Parking

- Bike Storage + Pike Ride
- Within 400' of 2 bus stops
- Parking used mostly at night



Stakeholder Input



- Postcards – 216 sent (1,000 ft buffer) - 3x
 - Initial Submittal
 - Neighborhood Meeting: September 5th, 2019
 - Prior to Planning Commission Hearing – 12/19/19
 - Prior to the City Council Hearing – 1/28/20
- Poster - 10 days - 4x
- Stakeholder Letters:
 - 7 individuals wrote



Stakeholder Input



- Stakeholder Letters: Concerns
 - Parking:
 - 1. Lot is currently used as parking
 - 2. Increase demand
 - Size of development
 - Modern Design does not fit neighborhood
 - Density – too many residents
 - Lost views
 - Landscaping – loss of trees



532 W. Colorado Ave.



Planning Commission — December 19, 2019

- Unanimous decision to recommend approval 9-0
- One person spoke in with concerns regarding the project.



Analysis



- The Zone Change and Development Plan Criteria have been substantially met
 - Technical modifications listed in the staff report will be met.



Recommendation



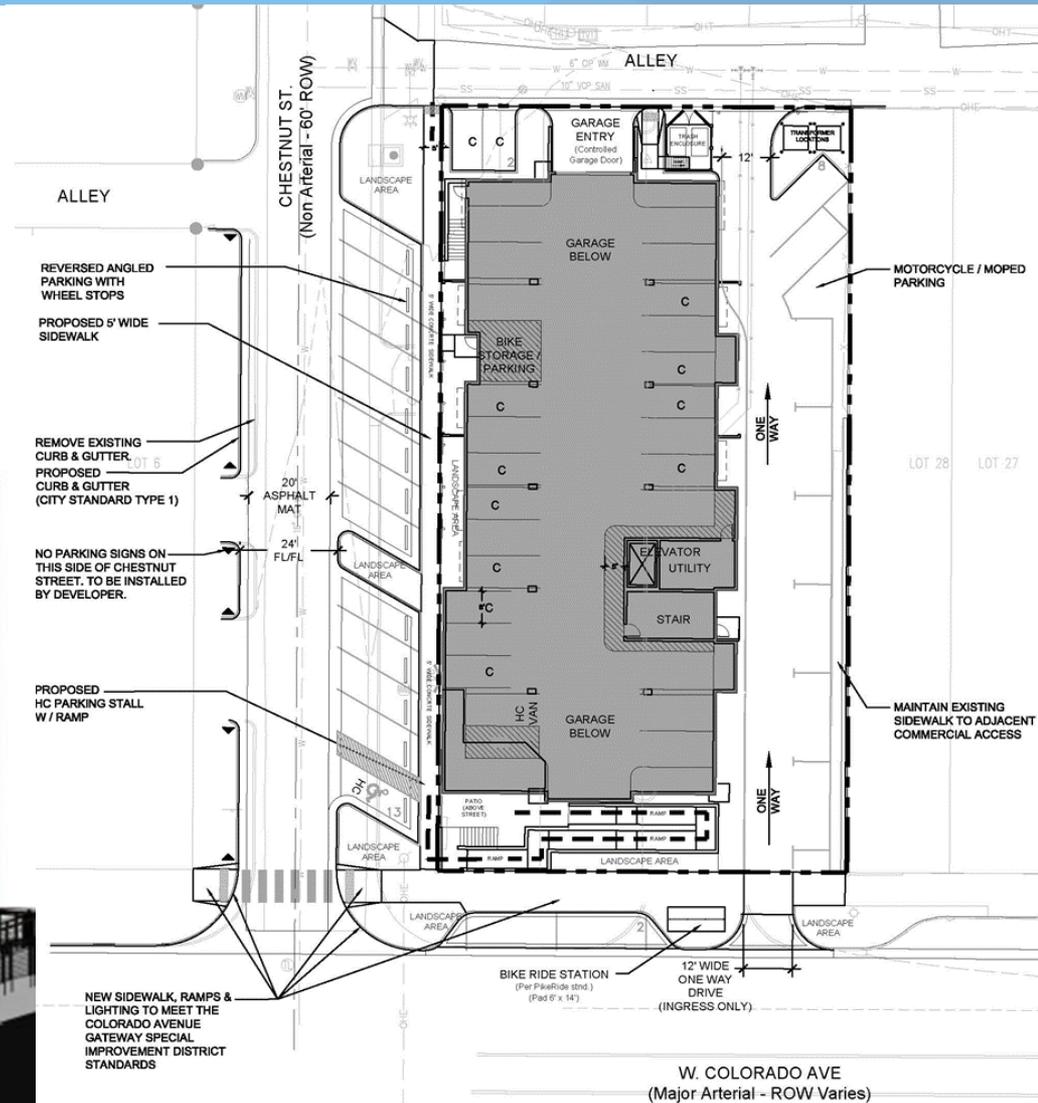
Staff recommends **approval** of the Zone Change and Development Plan based on the finding that the required criteria are met.



532 W. Colorado Ave.



Questions?



Parking

