

## **Draft City Planning Commission Meeting Minutes 3.12.25 – Sunrise at Shiloh Mesa only**

### **Sunrise at Shiloh Mesa**

Tamara Baxter, Planning Supervisor, presented the application for Sunrise at Shiloh Mesa located in the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive. The proposed use is a planned development zone district with an airport overlay, multi-family residential uses with a 50-foot maximum building height and 49.99 maximum dwelling units per acre. Ms. Baxter said the proposal is for multi-family residential housing for affordable senior housing. The applicant is also requesting a and associated parking reduction to accommodate the senior housing. She said staff is in the process of reviewing a development plan and subdivision plat administratively for this location. Ms. Baxter said the proposal for a 50-unit building requires 53 parking spaces, however the applicant is requesting it to be reduced to 32 parking spaces and the UDC does allow for adjustments to motor vehicle parking requirements. She said the applicant will be providing a shuttle which will be shared with their current affordable housing project off Templeton Gap and Austin Bluffs. Ms. Baxter said that it is also senior housing as part of the development plan for that project and they did request parking reduction. She said neighborhood services was contacted and there are no complaints at that location for parking reduction. Standard notification was done, and 13 comments were received regarding density, reduction in parking, invasion of privacy due to building height, compatibility, traffic and pedestrian safety. Agency review was completed, and all comments were addressed during review. The plan does comply with PlanCOS and staff finds the application meets the review criteria.

### **Commissioner Questions**

Commissioner Rickett asked staff to confirm the dwelling units per acre and the building height. Ms. Baxter said the density is 15.3 dwelling units per acre and the height is currently 45 feet and the applicant is requesting an additional five feet.

Commissioner Hensler asked if the height and density that are triggering the zone change. Ms. Baxter said the land use plan identifies that location has a public assembly and it has to be modified to allow for multi-family.

### **Applicant Presentation**

Jim Houk, Kimley-Horn introduced Don Masse to provide an overview of the project. Don Masse, Senior Project Manager, Greccio Housing who will be the sponsor and property manager of the project moving forward. Mr. Masse provided a history of Greccio and partnership. He said the project is a partnership with Woodmen Valley Chapel and the Center for Strategic Ministry and 25% of their residents are seniors. Mr. Masse referenced a 2022 City study which noted that seniors are one of the highest needs for affordable housing and one of the most vulnerable populations for homelessness. He said the complex is being built on one acre of land that was donated by the church, and they have a long-term service agreement in place with the church to provide continued support. Mr. Masse said they will have regularly scheduled meals and activities for the residents and

the church is committed to provide 10 years of volunteer services. This includes a Greccio provided van for transportation for the residents 3 days a week, four hours at a time to shuttle residents to the grocery store, pharmacy and other errands. Mr. Masse said they have a similar project The Atrium at Austin Bluffs. It is a 54-unit, senior complex opened in 2021, and it is completely occupied with 400 people on a waiting list. He said there are 1600 people on a waiting list across their other properties.

Mr. Houk continued the presentation and said there is a density for the master plan that had never been met, and they are looking at an opportunity to introduce 50 multi-family units in the original plan. Mr. Houk provided pictures of the zoning area showing the site and went over the UDC requirements of the plan. He said the residents have different needs and different needs and traffic impacts will be much less than what was identified as part of the original master traffic study. Mr. Houk said they are providing an 80-foot setback on the north side of the property. He said the project was designed to be complimentary to the neighborhood. Mr. Houk said the high point on the church is 50 feet and they are asking for the relief on the proposed building. He said it was reduced to three stories on the north end to reduce site impact and compliment neighborhood transitions. Mr. Houk said Greccio is working with the HOA to address concerns.

### **Commissioner Questions**

Chair Slattery said

west of the site had been slated for a higher density units and now it is not and asked if they have the density of the original master plan and how it could potentially balance with the higher density being proposed. Mr. Houk said there was not a set use per acre identified, but at 300 multi-family mixed. He said they are not pushing outside of the natural progression of the development or master plan. Chair Slattery asked if the PUD was originally looking at 300 multi-family units and asked if the townhouse were 50 units. Mr. Houk said the original area identified, which is now townhomes, was identified as multi-family so there is not a big shift in the concept of the plan. Commissioner Hensler said the parapet height is 44 feet and asked what the height is on the flat section. Mr. Houk said the parapets covers the mechanical and the utilities on top. He said the stair wells are the pieces that extend beyond 44 feet. Commissioner Hensler asked if the current design elevations exceeds or approach the 50-foot maximum. Mr. Houk said the peaks of the stairwell are 50 feet and the remainder of the building is 44 feet.

Commissioner Rickett asked staff if code allows five feet for elevators to exceed zoned height. Ms. Baxter said yes, five feet is allowed.

Commissioner Robbins said the questions from the public that were against the project have been answered and there will be less traffic with the type of facility proposed. Commissioner Robbins asked if there could be softer lights on the exterior to address some comments and asked about the location of the dumpster. Mr. Houk said they will follow the standards of lighting, with cut-off fixtures and nothing will leak over the property line and will continue to work with the architects. He said the dumpsters were pulled back and they are 70 feet from the property line and tucked within the parking lot.

## **Public Comment**

John Mulder, a founding director and Board Member for the Center for Strategic Ministry, longtime Elder of Woodmen Valley Chapel spoke in support of the project. Mr. Mulder said the first thing the organization did was sign a contract with the City to run the West Side Center back in 2010 and ran for the City when they were looking to shut the center down. He said they ran the center for 12 years. Mr. Mulder said they did a needs assessment to see what the church could do for the City and a low-income housing was a huge need, specifically senior housing in the neighborhood. He said they have a written memorandum of understanding, and they have been doing different housing projects in the City. Mr. Mulder said they are very much in favor of the project and the church is trying to lend a hand.

## **Commissioner Comments**

Commissioner Rickett said he does not know if he has seen a project accommodate the public comments as well as this one has by moving everything to the south and creating a big buffer to the neighboring community. Commissioner Rickett said they also stayed within the intent of the code with density and the structure fits within the original code intent. Commissioner Rickett said he is in support of the project.

Commissioner Sipilovic said they responded to the public comments by moving structure to the south end of the property as well as the landscape buffer between the fence and the property and is in support of the project and appreciates the applicants listening to the public comments.

Commissioner Robbins said he agrees and will be in support of the project.

Commissioner Gigiano said she appreciates the consideration for the comments and is in support of the project.

Commissioner Hensler said she concurs and said it is a great use.

Chair Slattery said it is great to see communities coming together and different entities to meet the long-term needs of the community.

Motion by Commissioner Rickett, seconded by Commissioner Hensler, PDZL-24-0004 - Shiloh Mesa at Woodmen Heights PDZ Land Use Plan Major Modification to recommend approval to City Council the Major Modification of the Shiloh Mesa at Woodmen Heights PDZ Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

The motion passed 6-0.

Motion by Commissioner Rickett, seconded by Commissioner Hensler, to recommend approval to City Council the zone change of 1.00 acres from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays; Mixed-Use Development, 45-foot maximum building

height, 15.38 maximum dwelling units per acres) to PDZ/AP-O (Planned Development Zone with Airport Overlay; Multi-Family Residential, 50-foot maximum building height, 49.99 maximum dwelling units per acre) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

The motion passed 6-0.

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