



## 05-07-2025 Town Council Meeting

### Responses to Council Questions

#### **ITEM #9: Open the Hearing and Consider Action on a Community Priority Rezoning Application for Hillside Trace at 607 - 617 Martin Luther King Jr. Blvd.**

##### **Council Question:**

This proposal contains a modification to drastically reduce tree canopy requirements. When will we have an opportunity to formulate a better canopy policy that will both allow denser development and set/maintain realistic overall town canopy goals?

##### **Staff Response:**

*The LUMO Rewrite project will be an opportunity to establish regulations that balance competing benefits like tree canopy and denser development. In the interim, staff are evaluating requests like this through the lens of the Future Land Use Map and other components of the Comprehensive Plan.*

##### **Council Question:**

In resolution item 16 (Street Trees), it says the developer may install landscape plantings along MLK – don't we usually have a street tree requirement?

##### **Staff Response:**

*LUMO does not require street trees, but staff does encourage them. There is a LUMO provision that prohibits plantings in a utility easement. Since the project site is small and the proposed building footprint is large, staff worked with the applicant to develop a condition that allows them to plant street trees in the utility easement adjacent to MLK Jr. Blvd to encourage a shaded pedestrian experience. Ordinance condition 16 reflects that allowance.*

##### **Council Question:**

Is there any age restriction proposed? Are the units suite-type layouts, or standard apartments?

##### **Staff Response:**

*We have shared this question with the applicant so they can provide information as part of their presentation.*

##### **Council Question:**

The Planning Commission memo noted that a condition of their approval was that the developer work with Brian Peterson on several recommendations. Can we get a list of those PC concerns?

##### **Staff Response:**

*Staff believes that Planning Commission raised this concern because the Urban Designer's review of the building elevations was still underway at the time of their meeting. The Urban Design Assessment is now complete for both the site design and building elevations, reflecting additional collaboration between the Urban Designer and the developer. Please find the Assessment attached with the Council materials.*



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#### **Council Question:**

In the ordinance, it talks about bike parking meeting the Association of pedestrian and bicycle professionals guidelines. You can't see the actual guidelines, though, unless you buy the document, so could someone give us the numbers for that? I didn't see bike parking numbers in the presentation, and would like to know about E-Bike charging for the bike parking.

#### **Staff Response:**

*The number of required bike parking spaces is established in LUMO. The applicant has indicated they will meet the multifamily requirement of 1 space per 4 units. The APBP Guidelines specify the dimensions and spacing of bicycle parking, not the number of spaces needed. We ask developers to follow the Guidelines as a standard practice for Conditional Zoning applications.*