

04-07-2021 Town Council Meeting Responses to Council Questions

ITEM #13: Open the Public Hearing: Special Use Permit Modification for University Place, 201 S. Estes Drive

Council Question:

It is really challenging to picture the impacts of the various requested setback and buffer modifications - can the applicant provide visuals to demonstrate what they are intending? Even if building uses are not specified, having some kind of graphic would be very helpful.

Applicant Response:

Graphics are included in the Design Standards that are a part of the SUP application materials and will be included in the Planning Commission & Council presentations.

Council Question:

Additionally, a more user-friendly depiction of the multi-modal plan for the entire site, showing both external and internal connectivity, including bike lanes, greenways, sidewalks, multi-modal paths, transit stops, etc. would be very helpful. For me, schematics are hard to interpret.

Applicant Response:

Graphics will be included in the Planning Commission and Council presentations.

Council Question:

Is this included at the request of the applicant or the Town: The Homeowners' Association covenants or other applicable covenants and restrictions shall prohibit short-term rentals of 30 days or less?

Applicant Response:

The applicant has offered this restriction. Short-term rentals are proposed to be specifically prohibited per Use Note #11 in the Design Standards (located on page 16 of the document).

Council Question:

Is applicant proposing parking decks and/or underground parking or only surface parking?

Applicant Response:

The proposed Phase 1 includes a ~425 space parking structure in Pod A that would replace approximately 240 surface parking spaces and would be used for the existing commercial as well as

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~250 multifamily units proposed on Pod A. The future phase of development on Pod C (Fordham frontage) will likely contain a parking structure but that will ultimately be determined by the programming of that phase, parking capacity following completion of phase 1, ability to construct with no-rise to the floodplain and other market driven factors.

Council Question:

Which existing buildings would be demolished under this plan?

Staff Response:

The redevelopment of this project will be phased. Portions of the existing mall would be demolished in the first phase, mainly the eastern side (former Southern Season location) and areas that would allow for conversion of current interior commercial space into exterior space, accessed from the proposed urban style “main streets” internal to the site. Other buildings may be demolished in future phases or redevelopment, including but not limited to the banks, gas station, and K&W Cafeteria.

Council Question:

Are WIRELESS COMMUNICATION FACILITIES included because they are an existing allowable use under community commercial?

Staff Response:

Yes, wireless communication facilities are currently allowed as either a permitted use or a special use in the Community Commercial zoning district, as mirrored in the applicant’s proposed table of allowed uses.

Council Question:

On Willow Drive, will it be a bike lane on just one side?

Applicant Response:

Yes, the bike lane is being added on the University Place side of Willow Dr. and will allow for the same to occur on the opposite side when redevelopment occurs.

Council Question:

How much would overall parking be reduced by?

Applicant Response:

The total parking count is expected to increase as additional uses and building square footages increase and the specific number of spaces will be dependent on ultimate buildout of the site as dictated by the minimum/maximum parking outlined in the Design Standards. The modifications

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requested for parking as a part of the SUP application reduce the maximum parking allowed for many of the uses from what is currently allowed under the existing zoning designation. In the first phase of redevelopment being proposed, the large surface parking lot along Willow that contains approximately 240 spaces will be replaced with structured parking containing approximately 425 spaces that will continue to serve the retail as well as the 250 multifamily units proposed for Pod A, while not increasing the impervious area or negatively impacting the floodplain.

Council Question:

By how much will the impervious surface overall be reduced?

Applicant Response:

Impervious area is proposed to be reduced by approximately 52,000 square feet or ~1.2 acres. In the ~17.5 acre area being redeveloped (areas not protected as shown on the Protected Areas exhibit at the end of this document), the impervious percentage is being reduced from 78% to 72%. The overall impervious area is reduced from 78% to 75%.

Council Question:

Under its current zoning, are there any residential units on-site? If so, how many?

Applicant Response:

There are no residential units currently built on the site. The existing SUP does not allow residential uses; however, the underlying CC zoning designation allows up to 15 dwelling units per acre.

Council Question:

Where is the applicant presentation for UPlace? Should these not always be part of our Friday packet?

Staff Response:

The applicant did not provide a copy of their presentation by the time the packet was published last week. The applicant has since provided a draft presentation, which we will distribute along with this document.

Council Question:

What is the justification to the requested reduction in tree canopy?

Applicant Response:

Approximately 22 acres of the 39.5 acre site is encumbered by existing buildings or parking

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areas with lease restrictions from existing tenants that require view corridors and/or a specific number of parking spaces be maintained, which greatly limits what can be done in those areas. The project proposes increasing the tree canopy from the current 13% coverage up to 20%, with most of the ~250 trees added being located in the remaining 17.5 acres that isn't protected by leases (attached exhibit). Although we could likely meet the 30% requirement in the 17.5 acre unprotected area, the calculation is based on the entire 39.5 acres, so it skews the total coverage ratio down to 20%. Please see Protected Areas exhibit below for plan showing protected areas.

SITE PLAN EXHIBIT

PROTECTED AREAS

