

SWEDE HILL NEIGHBORHOOD ASSOCIATION
October 6, 2015 Special Called Meeting Minutes
Carver Library 6:30 pm

Special Called Meeting called to order by President, Bill Minor at 6:30 p.m. Board members present: Bill Minor, Paula Reckson, Charles Reckson, Steve Macon, Arthur Anton

The following agenda items were noticed for this meeting:

- I. Vote to support Robertson Hill Neighborhood Association regarding the proposed development known as One Two East located between 11th and 12th streets at I-35.

Robertson Hill Neighborhood Association voted to oppose One Two East on September 15th because of the increased building height, density and volume of traffic increase. The development is composed of two tracts. One tract currently has a height limit of 150 feet and the second tract has a height limit of 100 feet. The developer is requesting a height limit of 200 feet on both tracts, even though the proposed building height is 185 feet. The developer is also asking to change the floor-to-area ratio (FAR) from 3.75:1 to 5:1. A traffic study conducted on the proposed entitlements shows an 8,000 cars/day increase, for a total of 10,500 cars/day. Eric Standridge representing RHNA answered questions before the vote. A motion was made and seconded to support the RHNA opposition to the increased entitlements. Votes were 9 yes, 0 nays, 1 abstention.

- II. 1011 E. 16th Street Zoning and Neighborhood Plan Amendment: Aundre Dukes is asking SHNA for support of his plan to develop this property that was previously Monumental Arts. He is requesting (a) change SF-3-NP to GR-MU-NP, which is a community commercial mixed-use zoning, and (b) change the Industrial land use designation to Mixed-Use, amending the FLUM.

The property is currently zoned by the city as single family (SF-3 NP), which generally allows a single home or residential duplex with some civic use. A light industrial use goes back to about 1895 and was grandfathered as an SF-3 overlay for the purpose of conforming Monument Arts when the Neighborhood Plan and Future Land Use Map (FLUM) were developed.

Three lots adjoining this property on 16th street have LR-MU-NP(neighborhood commercial, mixed-use), one being a small apartment building at 1009 E. 16th, and two lots owned by one resident with a historic designation on the only home present.

Mr. Dukes expresses a desire to do a remodel and addition of the existing warehouse to create a mixed-use structure, continuing commercial use on the ground floor with the addition of one or more residential units above that could accommodate a live-work occupant.

Those present at the meeting expressed concern over the precedent of commercial zoning at the higher use GR level, stating the 60 ft maximum height, 0 - 10 ft setbacks, and allowed commercial uses (45+) that they feel would not be compatible in an historic single family neighborhood. Mr. Dukes said he was willing to consider a more restrictive LR overlay (neighborhood commercial) that has less intense uses. A resident asked why he couldn't work with SF-3, light industrial overlay, and variances for setbacks that the neighborhood could support. He responded that it would take more time and resources, and the commercial zoning is more valuable. There was additional concern that there isn't a design concept being proposed with the zoning applications so nothing about the project is on paper. This is partly due to the process of rezoning, in which a developer generally waits to design plans until the zoning is approved by City Council. This makes it hard for neighborhoods to feel confident that a development will be completed as presented. It is also a concern for future commercial use if/when the property changes ownership.

The discussion ended with an invitation to Mr. Dukes to return for the November meeting with the request that he present more detailed information around his proposal and address the neighborhood's request to work within a lower zoning use.

The meeting adjourned at 8 p.m.

10/6/15