

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### SP #430 4318 N. Carlin Springs Rd. "The Springs"

#### SPRC Meeting #1

July 29, 2013

Planning Commissioners in Attendance: Karen Kumm Morris (Chairperson), Erik Gutshall, Nancy Iacomini, Rosemary Ciotti

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### MEETING AGENDA

This was the first SPRC meeting for a proposed site plan for a five-story 104-unit apartment building, located at 4318 North Carlin Springs Road. The Chair, Karen Kumm Morris, made introductory remarks, and those in attendance introduced themselves. Staff gave an introductory presentation about the existing site and existing Zoning and General Land Use Plan contexts, as well as adopted plans and policies governing the site, including the *North Quincy Street Plan Addendum*. The applicant gave a general overview of the project.

### SPRC DISCUSSION

#### Land Use & Zoning

- Neighborhood Conservation Plan, in contrast to North Quincy Street Plan Addendum, had recommended no changes in the zoning or General Land Use Plan.
- Same height could be accomplished under the existing zoning, but with less density.
- North Quincy Street Plan participants generally felt a height of five stories was appropriate at this site, and that this site was discussed as an affordable housing location.
- Much affordable housing in neighborhood already.
- Level of landscaping does not appear to meet zoning requirement for 20% of 10% open space to have shrub coverage.

#### Site Design & Characteristics

- Comments that size and placement of building is out of scale with surrounding "RA8-18" zoned community, built mostly by-right with deep setbacks.
  - Similar concerns with amount of open space on site being out of character for the neighborhood.
- Setbacks not compatible with neighborhood especially along N. Thomas Street, closer than what is required for by-right development, How does this setback achieve a compatible transition?

- Adjacent property owner of the 3-story garden apartment questions the building setback from his property line.
- Even with penthouse, height would be less than the six-story building permitted by the *Plan Addendum* next door.
- Concern about loss of green space and trees in neighborhood from recent development.
- General agreement that building should meet the 10% minimum landscaped open space requirement for the R-C district.
- Buildings penthouse make building look taller than the five stories as called for in the Sector Plan.
- Applicant should consider roof gathering space usable by residents.
- Since this is the shortest building planned for the North Quincy Street Plan Area, hiding mechanical rooftop equipment from adjacent properties should be important, and proposed penthouse height may be okay for those purposes.
- Resident courtyard is in northeast where it is likely to receive less sun. Why is the community room placed far away from the outdoor grill and play space?

#### **NEXT STEPS**

- For staff follow up:
  - An exhibit about development on the rest of the Thomas Street block, including site size, lot coverage, setbacks, open space
- For applicant follow up:
  - Architectural detail for all sides of the building
  - An exhibit that shows the setbacks to property line.