

CITY OF DE SOTO
SITE PLAN REVIEW COMMITTEE

City Hall, 32905 West 84th Street
Tuesday, August 17th, 2004, 7:00 P.M.

MINUTES

Site Plan Review Committee Chairman Mark Crumbaker called the meeting to order at 7:13 p.m.

1. Agenda Items:

- A. Review site plan submitted by Phelps Engineering and Kill Creek Investors L.L.C. for the Villas of Arbor Ridge. The 4.37-acre parcel is in the “C-2” Business-General zoning district, and is generally located at the Southeast corner of 83rd Street and Kill Creek Road.

Crumbaker stated that Committee member Caldwell is on record as having recused herself, and this explains her absence this evening.

Applicant Sam Crawford asked for an explanation of why the previous plan was viewed unfavorably. He thought that the Commission gave positive feedback, and that changed at the Committee level. City Engineer Mike Brungardt said that the rezoning was before the Commission in April, and that application did not include a site plan or architectural details. Crawford protested that the interpretation of the regulations has been for a totally different concept than was originally conceived: Traditional Neighborhood Design, or ‘TND’. Brungardt replied that in his opinion the only shift has been from an ‘R-3’ to a ‘P-D’ rezoning.

Crawford voiced concerns about how sellable ‘TND’ townhomes will be. He has submitted three conceptual sketches for the Committee’s review. The first two are higher density, while the third offers more green space. He would like to see the building entrances at ‘living level’ for better accessibility for senior residents. The inclusion of units with double garages would be more sellable as well. He is concerned about the facades facing toward commercial uses and the Valley Spring Homes apartments.

City Planner Lisa Briscoe noted that the unassigned green spaces seen before have been addressed well in the first two drawings. Crumbaker stated that at the last meeting, the Committee voiced dissatisfaction with having the facades face toward the street with very large, dominant garages and unassigned green space. The Committee agreed that the view from the street, or streetscape, had improved greatly with these drawings. Briscoe said that there is frontage along the primary street, and there are still open spaces for active play with this arrangement. The Committee discussed possible fire code and trash collection issues. Brungardt responded that staff will address these concerns with the formal plans.

Honomichl asked the applicant if he had any objections to moving forward with one of the submitted designs. Crawford replied that is concerned about the project's marketability, but he will evaluate what he can sell and come up a solid plan. It may be that he cannot pursue this at all. The Committee discussed rearranging the buildings for lower densities. Committee member Hemphill suggested a double 'U' configuration, as seen in the first drawing. Honomichl stated that porches would be an excellent addition.

Crumbaker directed the applicant to the staff report from the prior meeting for a comprehensive analysis/discussion of the City's Multi-Family Design Standards and how they apply to this application. Hemphill stated that the facades will need some relief to create shadowing and interest. Briscoe said that the choice of materials, width of the boards, façade details, and changing proportion of windows will be important elements of the design. Responding to a question from Crumbaker, Crawford stated that he has enough feedback to move forward. Brungardt noted that the 'P-D' rezoning allows for some flexibility in the setbacks and other matters.

The meeting was adjourned by Chairman Crumbaker at 8:05 p.m.