



## Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission March 9, 2022

### CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, March 9, 2022 at the Community Center and via Zoom video conferencing by Chair Preston Larimer. Also present were Commissioners Thomas Doumas, Craig Brown, Blake Bennetts, Thomas Brown and Tony LaGreca.

Staff Present: Principal Planner Mark Doering and Planning Technician Doug Tart.

### PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

### ROLL CALL

Tart proceeded with the roll call and declared a quorum.

### AGENDA ADOPTION

Larimer called for approval of the agenda. Commissioner LaGreca motioned to adopt the agenda as amended, **Motion #1** seconded by Commissioner Craig Brown. Motion carried.

### APPROVAL OF MINUTES

Commissioner Doumas motioned for approval of the March 4, 2022 minutes as presented. **Motion #2** was seconded by Commissioner LaGreca. Motion carried.

### PUBLIC COMMENT

Public comments opened at 7:05 pm. With no comments, public comment was closed at 7:05 pm.

### NEW BUSINESS

Brian Welch with EV Studios presented on behalf of Fading West for the Farm Phase II Apartments Major Site Plan.

The Major Site Plan application was for a large multi-family use consisting of a total of 77 units composed of three buildings – two apartment buildings containing 30 & 42 units respectively, and one 5-plex. The site plan also includes the landscaping and trail improvements for the Tract P common open space tract.

Doering presented the staff report.

The development of the 77 dwelling unit is proposed to be phased over the course of two years in conjunction with the related improvements to support the residential development.

The Phase II development was already reviewed and approved by the Planning and Zoning Commission in 2021. This is expected to be the final site plan as this will complete the Farm Subdivision.

Commissioners Tom Brown and Thomas Doumas asked about the proposed parking. Doering explained that parking will be phased alongside the construction of the apartments over the next two years and that the parking exceeded the required minimum.

Commissioner Doumas asked if the water was already dedicated or accounted for and what the range of rent would be. Doering explained that water allocation was approved in 2017. Welch stated that the exact rent is currently unknown, but they are aiming for it to be 80% to 120% AMI (Area Median Income).

Commissioner Craig Brown motioned to approve the Farm Phase 2 apartments site plan to the Board of Trustees with the conditions as outlined in the staff report. **Motion #3** seconded by Commissioner Doumas. Motion carried.

#### **STAFF / COMMISSION INTERACTION**

Doering stated that the Board of Trustees approved the Alsina 4-plex.

Staff and the Commission discussed proposed changes to the Architectural Guidelines in the UDC and Chapter 19 of the Municipal Code.

Next Wednesday, March 16<sup>th</sup>, will be the public hearing for the rezoning of the Stackhaus Annexation property.

#### **ADJOURNMENT**

There being no further business to come before the Commission, Commissioner LaGreca motioned to adjourn the meeting at 8:21 p.m. Commissioner Bennetts seconded. **Motion #4** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Doug Tart, Planning Technician