

MINUTES OF THE COMMITTEE OF THE WHOLE
June 11, 2018
Auditorium

Present: Councilmembers O’Leary, Litten, Rader, George, Bullock, O’Malley

Also Present: Director Yousefi, Assistant Law Director Swallow, Planning Director Sylvester, Fire Chief Gilman, former Councilmember Marx and Mr. Sanderson

Call to Order: 6:05 p.m.

Ordinance 23-18 Amend Sec. 115.02 of the Zoning Code by changing and revising the Zoning Map of the City with respect to certain property as set forth and described as 1381 Fry Ave. & 1379 Fry Ave. from C3 to PD

Director Sylvester introduced the project called The Mews at Rockport. It is just east of the most recent phase of the Rockport project. He reminded Council of the City’s planned development approval process and the steps that have already been completed in that process. He reviewed the purpose of the Planned Development Chapter of the Code.

Mr. Sanderson of Knez Homes presented the proposed project to Council. He discussed the project site, its abutting properties, and some of its challenges. The site used to contain three homes. The homes that front Frye Rd. are similar in size and style to those at Rockport and are a traditional townhome design. Different from Rockport, they have enhanced outdoor spaces and roof top living spaces.

He discussed the buildings at the rear/east of the parcel which are a new more urban style of home to the City. He discussed trends in housing that are making this style more appealing and their track record of success in other locations such as Ohio City. He discussed how the project intentionally blends in with the surrounding neighborhoods. A number of other features of the development were discussed such as:

- drive lanes & parking
- setbacks
- right of ways
- styles

In response to Councilmember questions Mr. Sanderson discussed and described other projects by Knez and the expected project timeline. Knez hopes to begin pre-marketing the project immediately upon approval by Council and to start construction in the fall.

Mr. O’Malley noted that the properties have been vacant for some time and expressed support for the project.

Mr. Rader noted that the neighbors are on board with the project. He inquired about the price of the units.

Mr. Sanderson replied that the units will range in price from mid \$200,000s to low \$300,000s.

Ms. George expressed support for the project and asked about the proposed roof decks as well as the City owned parking lot to the rear of the development

Director Sylvester noted the other developments in the City which feature roof decks and remarked that there have been no issues besides some initial work to tweak the Code about outdoor grilling. He stated that the City has no plans for the parking lot at this time but that the site plan for The Mews was designed to create options for the future.

Mr. Bullock complimented the design of The Mews. He asked several follow up questions about the features of the development, the landscaping, and the materials used to which Mr. Sanderson replied.

Mr. Sanderson described the characteristics of potential residents who may be attracted to these properties.

He described the trends that are making City living more attractive and expressed confidence that The Mews will be successful without the City offering tax abatement incentives.

He discussed the history of the parcels and why they have been vacant.

A motion was made and seconded to recommend adoption of Ordinance 23-18 to Council.

Ms. Swallow reminded Council that zoning changes in the City cannot be made based on demographics.

Mr. O'Leary clarified that the motion is based on the totality of the project.

All in favor. Ordinance 23-18 recommended for adoption.

Sub. Reso. 9004-18 Adopting the recommendations of the Foundation Planning Task Force

Mr. O'Leary clarified that his intention at last week's Committee of the Whole was not that Council adopt Resolution 9004-18 at that time. However, he expressed his hope that by June 18th or shortly thereafter Council will be in a position to take action on the Task Force recommendations. He applauded the work of the Task Force which was completed over a lengthy period of time. He will invite Task Force members to come back to Council on the 18th and requested specific questions be asked in advance.

The Committee discussed whether the Task Force recommendations will be adopted en masse or broken up into pieces. If the recommendations are significantly altered then adoption en masse will be more difficult.

Ms. Swallow recommended that Council act within 4-6 weeks and that LHA will adopt a similar Resolution with the month. One resolution will accomplish all that is required under the Master Agreement.

Committee members discussed scheduling matters and when Committee of the Whole can reconvene on this topic.

Committee of the Whole adjourned at 7:20 p.m.