PETITION REQUEST: Rezoning: First Ave Villas- Urban Residential (UR-CZD)

APPLICANT/PETITIONER: ARY Development LLC (Applicant)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 12th, 2024, at 2pm in the Old Council Chambers at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 1 hour and 30 minutes.

There were 4 members of the public in attendance in-person while 4 attended virtually. The applicant and their development team were present with a total of 4 attendees. The City was represented with 2 members Planning staff.

Staff gave the formal introduction and a brief overview of the request.

There was one pre-submitted comment which was provided to the developer at the meeting. The developer was able to respond to the comments and questions.

The development team was allowed to present their project proposal for the proposed apartment development.

Concerns and questions from the public related to:

- Question regarding the dimensions of buildings.

- Questions regarding the price of the condos.

- Questions and comments regarding the protection of trees, adequate tree buffering to preserve existing trees, and the replacement of trees if they are damaged or killed.

- Concern over buffer between properties. Resident suggested building a fence. Developer stated there is only the possibility of maintaining existing trees *or* building a fence, but not both.

- Explanation of the elevator locations in the building.

- Parking of mail and delivery trucks that would block 1st Avenue expressed as a concern by residents.

- General was raised as a concern. The Developer spoke to the three different areas of parking (rear, street, and in an adjacent parking lot).

- Question regarding the rear parking area pavement material.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.