

Applicant: 1107 Chautauqua, LLC

Project Location: 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover Street, and 1010 S. College Avenue

Case Number: PD26-2

Time: 6:00 p.m.

Applicant Representative:
Matt Peacock

Attendees:
Michael D. Carter
Barbara O'Brien
John Coffman
Sara Wallace Boyd
Fred Schmidt
Judy Hatfield
Helen Grant

City Staff:
Logan Gray, Planner II
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney III

Application Summary:
The applicant requests a rezoning from the R-1, Single-Family Residential District, and R-3, Multifamily Dwelling District, to a SPUD, Simple Planned Unit Development, to allow for a multifamily residential development.

Neighbor's Comments/Concerns/Responses:
Several neighboring residents were in attendance and asked questions related to the project. The primary concern raised by attendees was the amount of additional cars and traffic this project would produce. The applicant stated a traffic analysis has been conducted and he is confident the development will not exacerbate traffic issues. Further discussion around traffic included questions about the development's available parking. Some attendees felt that the proposed parking facilities were inadequate, and this would take up available on-street parking in the surrounding neighborhoods. Another attendee asked if each unit would be allotted one space, to which Mr. Peacock responded that this is not currently in the SPUD regulations, but could explore that possibility. An attendee asked how many residents would live in the development. Mr. Peacock said that the intent is for each unit to be single occupancy, but he cannot control how many people live in a unit. Concerns about noise were raised, and Mr. Peacock said that he would consider adding noise regulations to the SPUD.