

**Applicant:** 208Apache, LLC.

**Project Location:** 214 W Apache St.

**Case Number:** PD26-10

**Time:** 6:00 p.m.

**Applicant Representative:**

Gunner Joyce and Libby Smith, Reiger Joyce Sadler LLC

**Attendees:**

Jon Velie

Pam Battle Velie

**City Staff:**

Anais Starr, Planner II

**Application Summary:**

The applicant requests rezoning to a CCPUD, Center City Planned Unit Development, for this 0.16-acre property in order to develop a three-story duplex with six bedrooms in each dwelling unit.

**Neighbors' Comments/Concerns/Responses:**

Two residents were in attendance and asked questions related to the project. The residents raised questions about the lack of sufficient parking for the number of bedrooms proposed in this duplex development. Gunner Joyce responded that parking was an issue for the entire City Center, and parking solutions for the CCFBC District were needed. The residents pointed out that a duplex with 12 bedrooms would always have more than 12 residents associated with this development on a daily basis, as friends and family of the residents would need to park. Another concern raised by a resident was the additional runoff with the development of this parcel, since it is currently a vacant lot. Mr. Joyce responded that the property owner wanted to request 70% impervious coverage, which is slightly over the allowed maximum impervious surface area of 65%.

A resident stated that the structures were "aesthetically unpleasant" and requested Mr. Joyce to pass this information on to the applicant. Mr. Joyce stated he would pass the information on to the owner.