

Applicant: BMH Jenkins 2022, LLC

Project Location: 765 Jenkins Avenue

Case Number: PD25-29

Time: 5:30 p.m.

Applicant Representative:

Libby Smith

Attendees:

Erica Bird

Lois Huang

Yihru Huang

City Staff:

Justin Fish, Planner I

Beth Muckala, Assistant City Attorney

Application Summary:

The applicant submitted a request to amend the previously approved SPUD, Simple Planned Unit Development (O-2223-3). The requested amendment would remove the commercial uses on the ground floor of the proposed structure and replace those uses with more multi-family residential. An amendment to the previously approved SPUD Narrative is required for this change to occur.

Neighbor's Comments/Concerns/Responses:

The neighbors present for the meeting inquired about why the project was being amended from its original approval. The applicant representative stated that the original concept for commercial uses on the ground floor was not a good fit for the development site. This was due to the parking availability and layout of the parking area. If a resident were to park behind a customer, the customer would essentially be blocked in. As a result of this unforeseen error, a request to remove the commercial use and make the project site exclusively a residential development seemed like the best option.

The neighbors then inquired about the start date for the project. The applicant representative stated that if the project was approved, they believed construction would start in a couple of years.