

N. West Street Townhomes

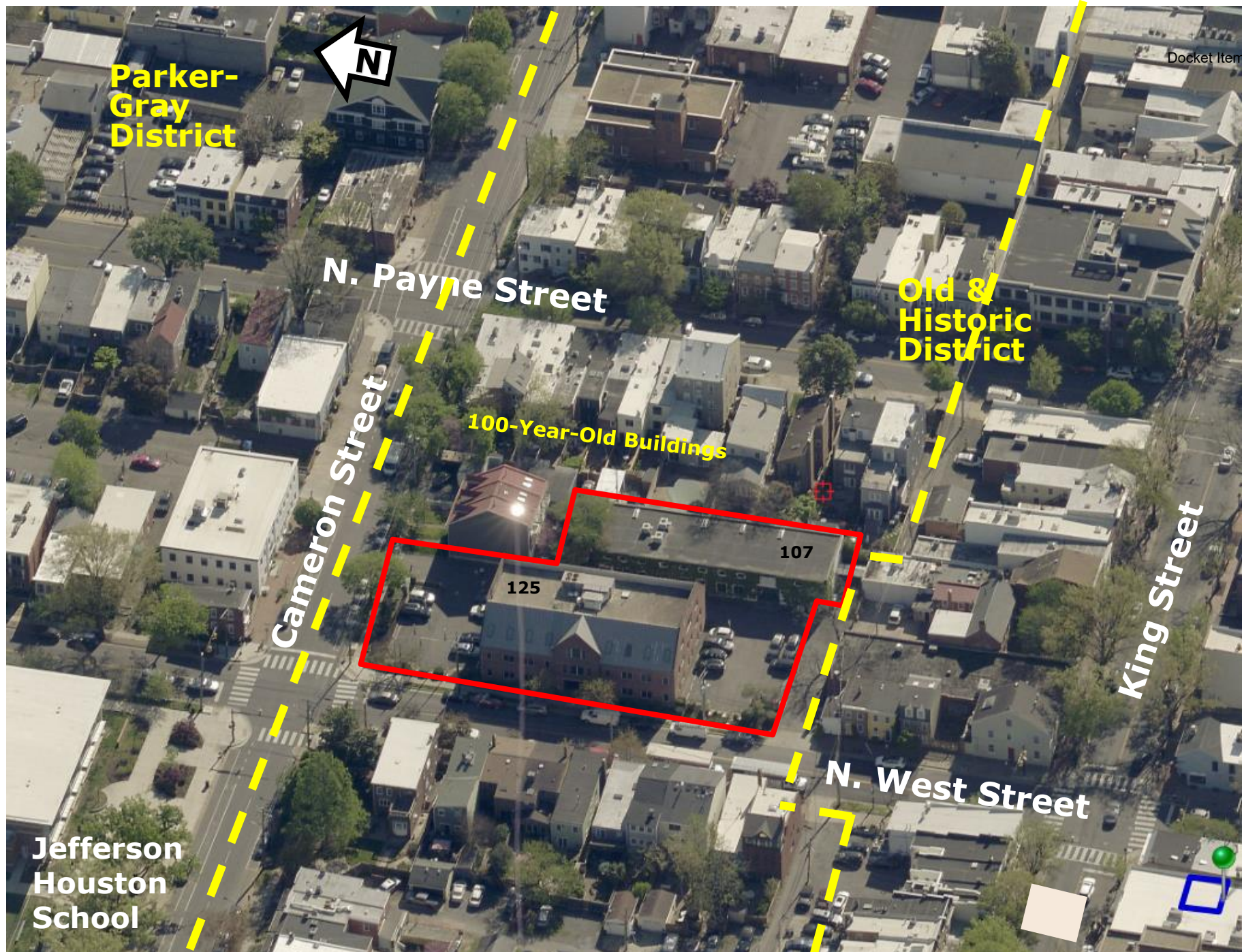
107 & 125 N. West Street

DSUP#2024-10004

Planning Commission (June 24, 2024)



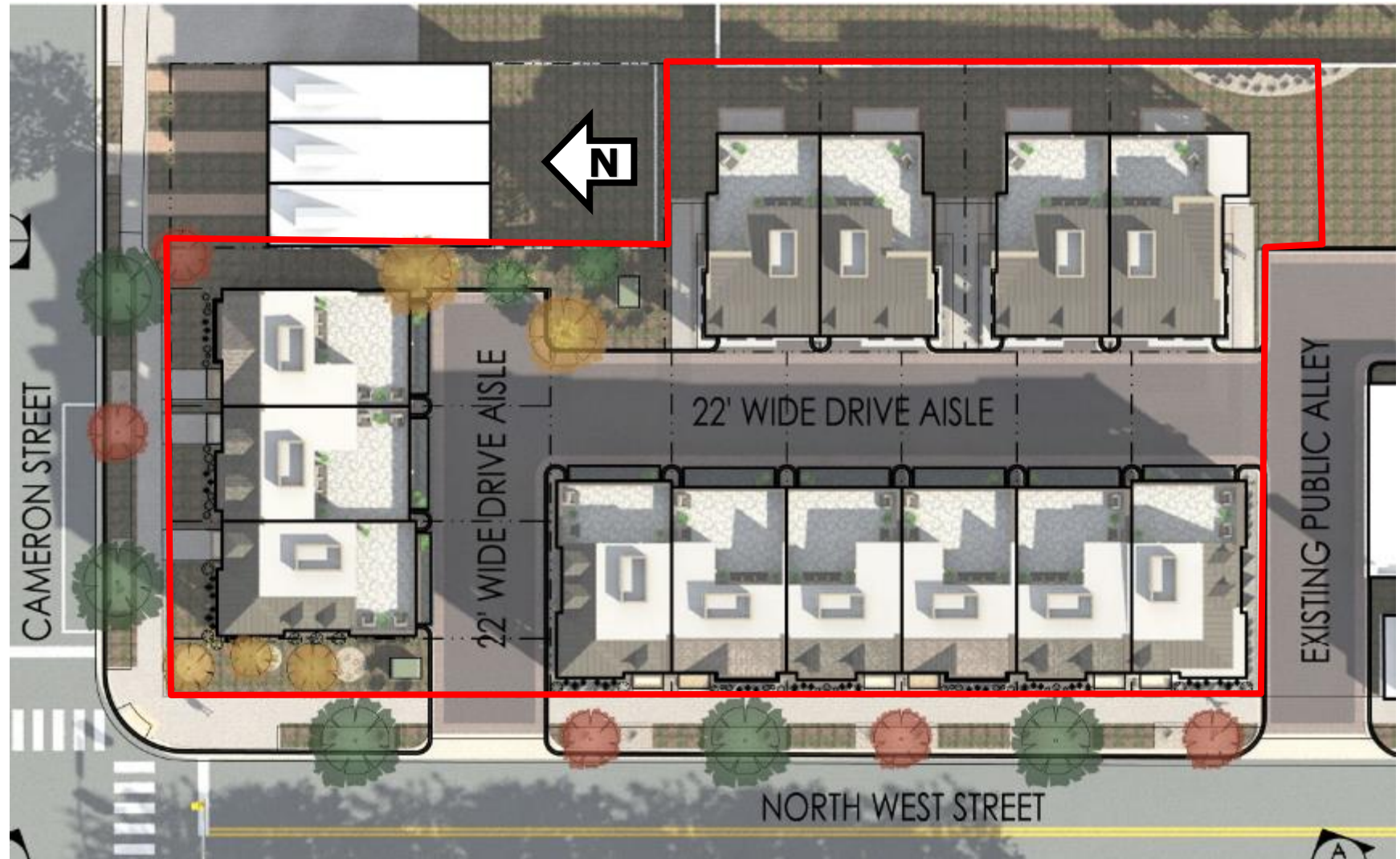
Project Location



Project Description



- 9 townhouses and 4 semi-detached units
- 2 garage parking spaces
- Widened public alley
- New curb cut on N. West St.
- Variety of open space
- Streetscape improvements street trees, landscape buffer and widened sidewalks



Illustrative Site Plan

Architecture



Land Use Requests & Community Outreach



DSUP **With Modifications**

- DSUP with site plan
- Modifications to (1) rear and side yard setbacks (2) paving in a required yard (3) open space requirement
- SUP for land without frontage for alley lots

Outreach

March 2024

Applicant outreach to neighbors including door knocking and postcards

April 26, 2024

Applicant-hosted community meeting at the site



Considerations & Recommendation

Considerations

- Stormwater Management: Improving water quality through reduced imperviousness and underground BMP structure
- Schools: Two net new students
- Transportation: Intersection improvements at N. West and Cameron streets
- Tax Impact: \$85,831 to \$108,531 increase in taxes

Benefits

- Replacement of commercial buildings and surface parking with dwelling units
- Enhanced streetscape
- Publicly accessible corner open space with seating and landscaping
- High quality architecture
- Compliance with Green Building Policy
- Contributions to Bikeshare (\$2,500), Affordable Housing (\$104,000), and Public Art funds (\$11,800)

Recommendation

Staff recommend **approval** of the request subject to the conditions in the report.