

# **N. West Street Townhomes**

107 & 125 N. West Street

**DSUP#2024-10004**

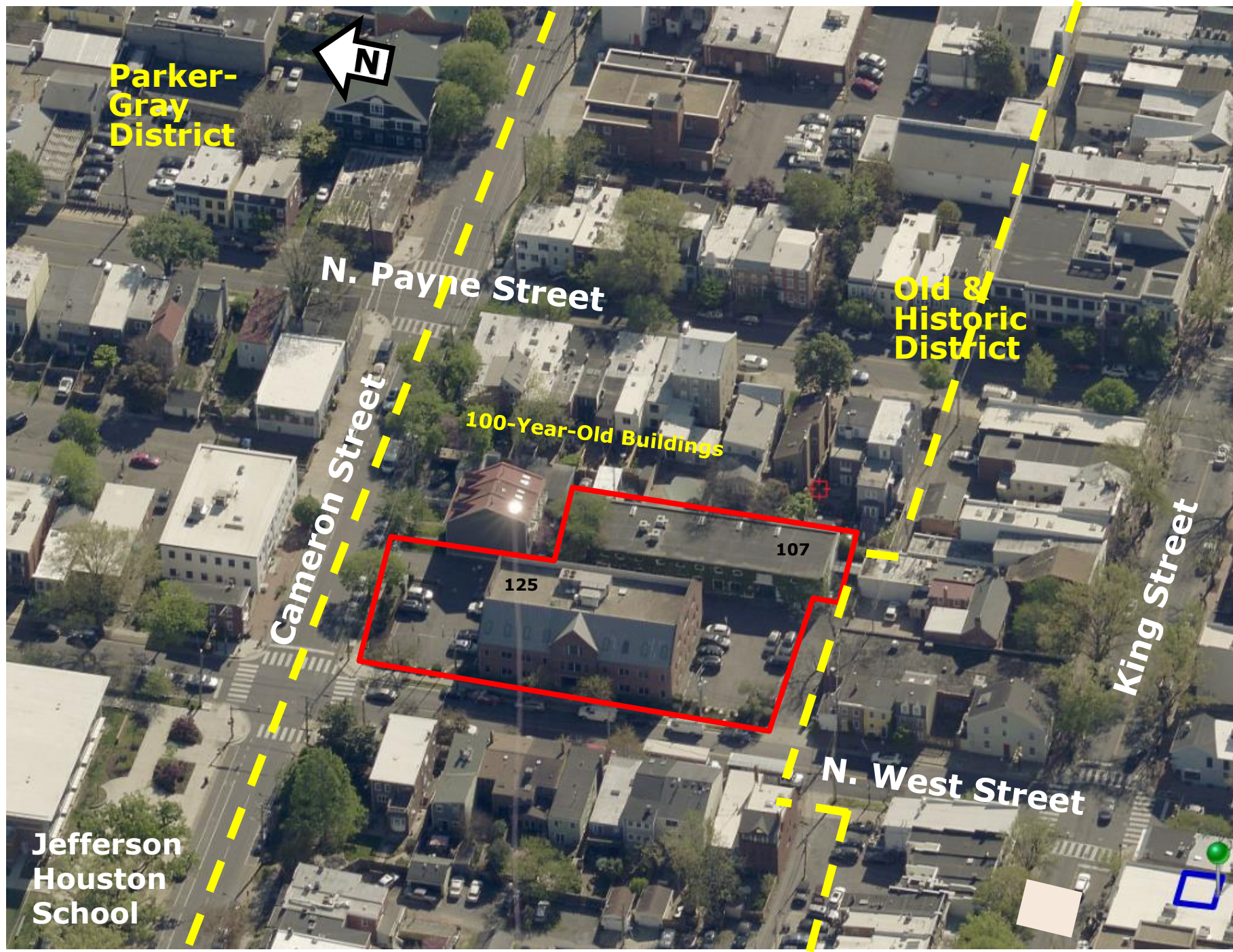
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City Council (July 2, 2024)



*This presentation is subject to changes prior to hearing*

# Project Location

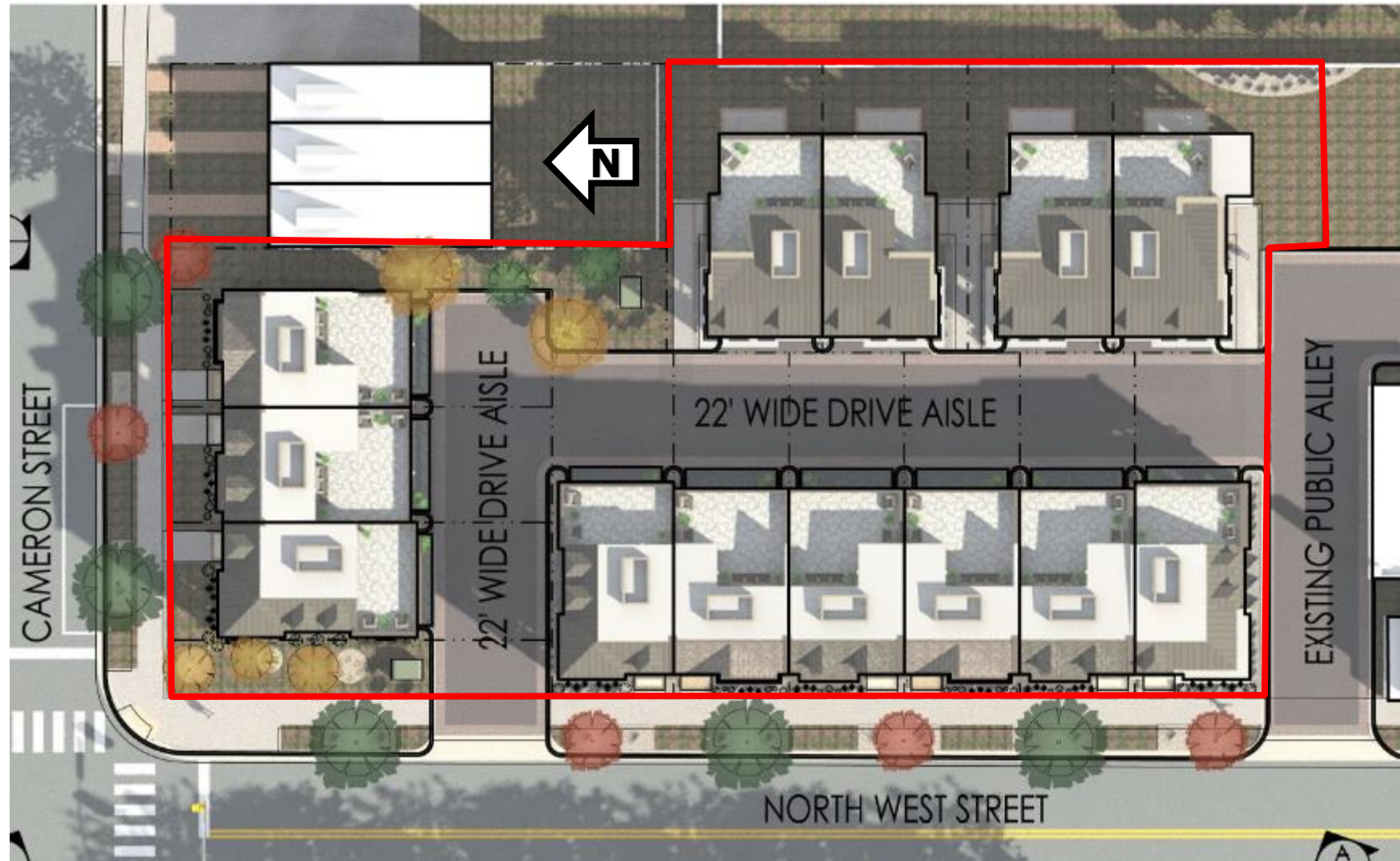




# Project Description



- 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 and Planning Commission recommend **approval** of the request subject to the conditions in the report.