

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION
February 22, 2022

Approved: ^{6:30 PM} Kent Scheffel
 Date: 5/19/22

	<u>PRESENT</u>	<u>ABSENT</u>
Cari Wencewicz, Chairman	Elizabeth Grant, Ward 7 Alderman	Tim Harr
Kent Scheffel	Justin Venvertloh	Beth Schlueter, Vice Chair
David Gerber	Chris Byron	
Andrea Miracle	Roman Ferdinand	
Mike Boline, PC Chairman		
Emily Calderon, Staff		
Breana Buncher, Staff		
Tammy Kehrer, Staff		

I. PUBLIC COMMENT - None

II. APPROVAL OF MINUTES

A. Land Use Minutes of January 20, 2022

MOTION: Mr. Scheffel. Approval of the minutes of January 20, 2022 are so moved.

SECONDED: Mr. Gerber.

ROLL CALL: 3 Ayes, 0 Nays, 1 Abstain (Wencewicz)

III. LAND USE CASES

- A. Case 2022-01 Dorset Plaza LLC
 PUD Development Plan
Developer: Chris Byron (Dorset Court Plaza LLC)
Engineer: TWM

The property is zoned R-2 Multiple Family Residential District and is approximately 1.24 acres. The 2010 Comprehensive Plan identifies it as Neighborhood. This development is 3 parcels at the end of Dorset Court.

The proposal is for 28 upscale apartments located within one three-story structure with walkout apartments on the lower level. It will be a mix of one to two bedroom units. There are 58 parking spaces being proposed.

The setbacks for the development will be 35 feet on the front, 12 feet and 15 feet on the sides, and

25 feet on the rear.

The utilities are Ameren electric and gas and City of Edwardsville for water and sewer. There will be a private storm sewer system on the property.

The greenspace proposed is .15 acres active and .09 acres passive. There will be internal sidewalks and a connection via the shared use path for the MCT trail.

The design guidelines satisfy building materials for R-2 building design guidelines.

The proposed density is 28 dwelling units (22.58 dwelling units/acre) and what is permitted is 13 dwelling units (10.89 dwelling units/acre).

The following code inconsistencies were discussed:

- **25' minimum rear setback (1242.02.3 (C)(3))**
The developer is requesting a variance to allow the rear yard setback 25 feet rather than the required 40 feet. The rear yard setback should not be less than 30 feet in depth and for buildings exceeding 25 feet in height the minimum rear yard shall be increased by one foot for each two feet.
- **Parking lot in front yard (1250.13 (J) (1))**
The Zoning Ordinance requires that parking lots in residential districts for residential uses be located in the side or rear yards.
- **Twenty-eight (28) units instead of the permitted thirteen (13) units (1242.02.3 (3) (A))**
The "R-2" Multiple-Family Residential District allows one dwelling unit for every 4,000 square feet of lot area. The developer is proposing 1,923 square feet per dwelling unit.

Justin Venvertloh stated there would be very minor tree removal. They would be removing some in the Northwest corner of the property to accommodate the detention basin and a few behind the building.

The following staff comments/concerns were addressed:

- Active and Passive Greenspace are switched on the site plan.
- Provide square footage for all apartments.
- Revise the lot size of the development to be consistent within all documents.
- Provide details of the detention basin within the narrative.
- Update Landscape Plan to reflect the following requirements:
 - Section 12.50.13 (1) (B) (5) requires 10 square feet of landscaped area for every 350 square feet of parking lot area. Since there is 18,307 square feet of paved parking area, there will need to be approximately 520 square feet of landscaped area.
 - Minimum of 2 trees for every 100 linear feet of parking lot

Justin Venvertloh stated the one bedroom apartments will be 803 square feet and the two bedroom apartments will be 1,124 square feet. There will be 14 one bedroom and 14 two

bedroom.

The landscape plan was discussed in detail.

The developer does not have any concern with people parking there to use the bike trail.

Staff Recommendation:

Staff recommends approval of the PUD Development Plan with the variances described with the condition that the items described in the “Staff Comments” are addressed prior to Plan Commission.

Public comment was taken. There were letters read into record concerning opposition to this.

Roman Ferdinand, resident of Dorset Court, was present to speak of his opposition to this. He spoke of lot/yard coverage, density, and variances as concerns.

Breana Buncher addressed his concern of lot/yard coverage by stating that parking lots and detention ponds are not included in the requirement.

Justin Venvertloh stated they could switch to a flat roof and reduce the variance ask but he doesn't feel that it would look as good or match the other buildings on the street. With regard to the site, he said 30-40% would be unpaved.

The developer stated there is a need for one and two bedroom apartments as opposed to three and four bedroom units.

Emily Calderon said the housing study will look at housing stock and, as it progresses, do a density analysis.

MOTION: Approve with staff recommendations and add landscape screening to shield car lights (Scheffel), Seconded (Miracle).

ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

IV. ADJOURNMENT - Motion to adjourn by Mr. Scheffel.