LEVIS ARCHITECTURAL REVIEW COMMITTEE

FEBRUARY 21, 2019

The meeting was called to order at 12:01 p.m. by Planning and Zoning Administrator Brody Walters. Committee members present were Kim Klewer, Jeff Normand, and Brody Walters. Also present were Mel Ayers, a representative of the property owners at Levis; Stephanie Kuhlman and Dallas Paul, NAI Harmon; and Bob Lug and Pete LaRose of Vision Development.

APPROVAL OF MINUTES

Mr. Klewer moved to approve the minutes of the September 27, 2018 and December 6, 2018 meetings. Seconded by Mr. Normand. Ayes: (3). Nays: (0).

VISION DEVELOPMENT

Mr. Lug and Mr. LaRose of Vision Development said that they have an interest in developing multi-family on a site at Levis. They said that they have not purchased the property, nor is it under contract. Mr. Klewer asked what site they were considering. Mr. LaRose said it is across from Home 2 Suites. Ms. Kuhlman distributed a copy of Larry Dillin's original plan for the site to the committee. Mr. Lug said that the property is zoned for 125 apartments and they want to get it closer to 200 apartments. He said that they would like to have the entire building wrapped with retail. He said to get the density they would have to go up one more floor. Mr. Paul said that they did their homework on Vision Development and they are a quality developer. He said that the concerns are about the elevation, parking, and the mixed uses. Mr. Klewer asked about a master plan for the site. Mr. Walters stated that what Ms. Kuhlman distributed is basically what he's found. He said it is a conceptual drawing that takes a comprehensive look at the entire site. Mr. Normand said that parking is one of the bigger issues, and we have to be sensitive to the condos across the street. There was discussion regarding the market in this area. Mr. Paul said that there is room for retail, including service and restaurants, and for upscale residential. Mr. Walters said that if this project moves forward, he would request that they have a master plan and address the issue of phasing. Mr. Lug said that they would want amenities/leasing on the first floor. Ms. Kuhlman said that three different groups have looked at the conceptual drawing that exists for this property and it does not work. Mr. Walters asked her to explain, and Ms. Kuhlman said that based on the number of units it is not a viable project. She said with 40,000 square feet of retail she can fill it at $15-$18 per square foot, but not at $23 per square foot. Mr. Klewer suggested that Mr. Lug and Mr. LaRose contact James Paresi and Larry Dillin. Mr. Walters stated that there are some areas that are non-negotiable. He said they have to be close on the parking and the building orientation. He said he personally does not like the idea of mixing residential and retail on the first floor. Regarding the height, Mr. Klewer said that the Board of Zoning Appeals can approve up to 50% of whatever the standard is. Mr. Walters explained that we have minimum parking requirements, but the goal is to have adequate parking and if they feel the number of spaces needed is less than the number required, they will have to provide justification. No action was requested or taken.

AT&T SIGNAGE - 4110 LEVIS COMMONS BLVD

The Committee reviewed the signage for AT&T at 4110 Levis Commons Boulevard. Mr. Walters said that the only substantial change is going from lower case to upper case. Mr. Normand said that it's imperative that if something is removed that the holes be filled. Mr. Walters said that they are also changing the color of the awning. He said that he agrees that they should have two window signs to balance it out. Mr. Normand said that the window sign is okay per the guidelines. Mr. Walters moved to approve the signage for AT &T. Seconded by Mr. Klewer. Ayes: (3). Nays: (0).

There being no further business, the meeting adjourned at 1:43 p.m.

Respectfully submitted,

Mary Jo Sutton

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