

Attachment 4

Planning Commission Commissioner Comments from the November 15th meeting.

Guess Road Apartments Plan Amendment – A1100006

Ms. Beechwood- I voted to approve this plan amendment and zoning map change, which I thought was justified by based on the applicant's statements, and which I think is in the best interest of the public. Casa has a proven track record as an affordable housing provider. There were concerns that the area immediately surrounding the applicant's site was already saturated with low-income rental. But the site also has a serious upside. It is just across Guess Rd from the established home-ownership of the Watts-Hillandale neighborhood, within short walking distance of a bus stop, shopping center, city park and cinema. These are amenities that I am grateful that we can offer to our disabled, our veterans and our low-income neighbors.

Ms. Board- A worthy project. I voted yes. While the location isn't perfect, it make sense why they want to put it here. I have one concern -- I would like to see some form of committed element to keep the Guess Road edge of the property as attractive as possible - attractive buildings and green space. I'd hate to see it looking like a parking lot facing the main road.

Ms. Brown – I voted to approve. I have concerns about how many low income rentals that is already in the area.

Mr. Davis – I support this plan amendment based on the suggested land use. This project will benefit citizens and veterans in need of housing.

Mr. Monds – I voted to approve. Initially I was opposed and still have some reservations because of saturation of apartments in the immediate area and the nature of the area.

Ms. Winders- Lots identified as Office/Institutional are too small to be developed for that type of use. Multifamily housing is compatible with surrounding uses. There is a great need for affordable housing.