

41st Ward Zoning Advisory Committee

January 16, 2019
6:30 PM

Danish Home
5656 N. Newcastle Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:30 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, John Kwasinski, Marc Pelini, David DiSanti, Dan Collins, Mike Emerson

Meeting started with a motion by Liz to approve the minutes of the August 8, 2018 meeting. Second by Tony. Minutes approved.

Project Representatives

Sara Barns - Lawyer

Scott Swanson – Danish Home Representative

SUBJECT	Danish Home - 5656 N. Newcastle.
QUESTIONS / CONCERNS	<p>Danish Home 5656 N. Newcastle Avenue –seeking an amendment to the current planned development to expand their facility. Adding 10 independent living units, moving the kitchen, new dining room, new entrance/foyer, change exterior fire escape, remove 2 unsafe stairwells, close current driveway and add a curved driveway</p> <p>Terry – Wants reassurance that the city will make sure the sewer is adequate size. Likes the choice of materials.</p> <p>Liz – Asked for more specifics regarding Phase 1 (Dining room, new kitchen and additional rooms). Do not have renderings for Phase 2. Was told Phase 2 is contingent on funding. Asked if the fountain will be removed? A – yes, all new landscaping is planned. Liz requested Phase 2 renderings. Why is there a requests range from 71,644 SF to 89,555 SF? 71,644 is what they need. 89,555 is what’s allowed. They will provide a definite SF at next meeting.</p> <p>Marc – Would like to see renderings of Phase 2. Difficult to comment without all the information. Would like to see massing study and drawings. FAR 0.55 to 0.8, this is the only change to the PD? A – Yes. Marc likes the renderings displayed. Why did you chose this design and not a traditional design? A – This design compliments existing architecture and follows the Danish / Contemporary look.</p> <p>John – Any current flooding issues? A – Yes. Any water retention being added? A – Yes, French drain to relieve water off the alley. New landscaping will include a small pond and possibly underground retention. John expressed concerns about deliveries. Danish home has requested delivery trucks to not pull into the alley.</p>

	<p>CDOT will also review delivery procedures and turning radius.</p> <p>Dave – Any upgrades in security? A- Yes, adding wander guard so residents don't leave undetected. New entrance will add a layer of protection. Would also add additional cameras.</p> <p>Mike – Current FAR? 0.39 Historic District? A – Yes. Mike stated that the committee cannot take action until they see the details of Phase 2. Will parking space be renovated? A-Yes.</p> <p>Tony – PD change is specific to the design? A – Yes. Any changes would require another amendment to the PD.</p> <p>Dan C – Encouraged by the added water retention.</p> <p>Community</p> <ol style="list-style-type: none"> 1. Neighbor gave a background of the current zoning. Explained that you could build 11 houses and 22 parking spaces with the current zoning. Adding more Independent living with increase parking issues. Current underlying RS zoning does not allow nursing. 2. Longtime neighbor is confident that the Danish Home will remain a good neighbor. Supports the proposal. 3. Concerned about moving the driveway and increased parking issues. 4. Currently you receive 2 deliveries a week. How will this change? A – There won't be an increase. There will be increased storage. Will look into an internal loading area on site. 5. Feels the city is controlling the plan. 6. Neighbor stated that this is not a Historic District. It is a less restrictive Historic Register, not a landmark. 7. This is not a fly by night community. He is concerned about the height. The Danish Home are great neighbors. Asking to be in compliance with the neighboring homes. 8. Concerned about flooding, setbacks, lighting and noise. 9. Concerned about additional roof water and truck deliveries. 10. Would they consider building inside the courtyard? A – No. 11. Would they consider adding parking on their property? A – Yes. 12. Is there another example of a property like this inside a residential area? A- Yes, Bethesda home. 13. Would there be a traffic study? A – Yes. 14. Concerned about generator noise.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Phase 2 plans		

• Motion to adjourn by John, second by David. Meeting Adjourned at 8:30 pm.