



Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Vice Mayor Chappie Jones

SUBJECT: 1212 South Winchester Blvd

DATE: November 16, 2021

Approved

Date 11/16/2021

RECOMMENDATION

- 1) Defer this item, including the rezoning and proposed project, until the January 11, 2022 council meeting, or the earliest evening land-use agenda after that date.

BACKGROUND

The proposed project is located in an approved Urban Village Plan area along Winchester Blvd. Therefore, the developer has had very specific guidelines to adhere to that. The proposal has already undergone extensive community input. This specific site, however, has tested the integrity of the Urban Village Plan in a way my office has not yet experienced. The developer needed to significantly shrink the project's footprint in order to give land to the expansion of Winchester Blvd. As a result, the hotel being proposed is a 6-story structure with only a 20-foot setback to the single-family homes behind it. This has led to consistent community concern, which I have been involved in for the past several years.

This project has demonstrated that, while Urban Village Plans are a critical tool for growing urban corridors, they are not without challenges. In an effort to provide the developer with more time to coordinate and collaborate with the community, I am asking that this item be deferred until January 11, 2022. I am hopeful that with consistent solution-oriented communication, the neighbors and developer can come to an agreement on this project.