



VILLAGE PLANNING COMMITTEE



Village Planning Committee Meeting Summary

Z-85-22-7

Date of VPC Meeting	May 21, 2024
Request From:	R-3 and R-5
Request To:	A-1
Proposed Use:	Industrial uses
Location	Approximately 630 feet south of the southeast and southwest corners of 28th Avenue and Lincoln Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on this request.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of Z-85-22-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna noted that no new development was proposed for the site and that certain stipulations would be triggered if redevelopment occurred. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Taylor Earl, representing the applicant with Earl & Curley, P.C., displayed the subject site and noted the additional properties that were added after the initial application was submitted. Mr. Earl added that the General Plan Land Use Map designation was Industrial and that the character of the area did not support residential. Mr. Earl added that the proposed zoning designation would support the General Plan Land Use Map designation and the character of the area. Mr. Earl concluded the applicant presentation by summarizing the public outreach and the proposed development zones.

Questions from the Committee:

Chair Lisa Perez noted a similar rezoning case heard previously by the committee located south of 67th Avenue and Van Buren Street. Chair Perez added that the Neighborhood Services Department is a complaint-based department and that this rezoning request was a step in a good direction.

Angelica Terrazas stated that there were some residential houses located within the proposed site. Ms. Terrazas asked if the houses would be removed if the site was rezoned to A-1. Ms. Terrazas noted that she did not want to displace any existing residences. **Mr. Earl** noted that the houses would remain under the proposed A-1 zoning but if the site is redeveloped, then any residential uses would be removed.

Chair Perez voiced her concerns regarding the limited amount of development and properties added to the site. Chair Perez asked if any additional residential uses were added, would a use permit be required. **Mr. Earl** confirmed that a use permit would be required for any additional housing. Mr. Earl added that some of the parcels were under citation and that there were court dates that need to be met. Mr. Earl stated that other property owners have approached him regarding rezoning their property as well. Mr. Earl added that other properties might rezone. Mr. Earl noted that there was a stipulation that would allow for a limited amount of development before all site improvements were required. Mr. Earl added that this would allow for a gentle transition and provide property owners the opportunity to redevelop.

Romona Brown asked what type of businesses would be found on site. **Mr. Earl** noted that no new businesses were proposed. Mr. Earl added that some of the current businesses included pallet storage, wall building, equipment storage, office, and auto repair. **Ms. Brown** added that she would like to see required green infrastructure stipulations regardless of development or redevelopment. Ms. Brown noted that the property owners had to provide something to get the A-1 zoning designation. Ms. Brown asked if a time stipulation could be added to require site improvements before a certain time frame. **Mr. Earl** stated that all the properties, regardless of development, would be required to provide landscaping setbacks on 28th Avenue, 29th Avenue, and when adjacent to a residential zoning district. Mr. Earl added that the rezoning stipulations would encourage adjacent properties to rezone their property. **Chair Perez** added that time stipulations are discouraged.

Kristine Morris asked if any development would be able to have all the current setbacks. **Mr. Earl** asked for clarification. **Ms. Morris** noted that the development standards table found in the staff report had a lot of setbacks that were not met. Ms. Morris asked if development would be able to use the current setbacks. **Mrs. Sanchez Luna** added that the development standards table found in the staff report were for what is currently on site. **Ms. Morris** asked for clarification. Ms. Morris noted that she did not want new development to not meet setbacks. **Mrs. Sanchez Luna** noted that as an example if the pallet storage in Development A was completely removed and redeveloped occurred, then the site would have to meet current A-1 development standards and meet the stipulations found in the rezoning case.

Public Comments:

Chair Perez asked if anyone from the public had a comment. **Mr. Earl** noted that some of the property owners were present.

Jacinto Carranza noted that he was one of the property owners that was added as part of the rezoning request. Mr. Carranza stated that his business included equipment storage and wall building.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Kristine Morris motioned to recommend approval of Z-85-22-7, per the staff recommendation. **Andre Serrette** seconded the motion.

Vote:

8-0, Motion to recommend approval of Z-85-22-7, per the staff recommendation passed with Committee Members Brown, Burd, Morris, Serrette, Terrazas, Wallace, Cartwright, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.