



Village Planning Committee Meeting Summary

Z-55-25-8

Date of VPC Meeting	August 11, 2025
Request From	R-3 RSIOD AIOD
Request To	A-2 RSIOD AIOD
Proposal	Outdoor storage
Location	Northwest corner of 14th Street and University Drive
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

Committee Member Rachel Frazier Johnson left during this item bringing quorum to eight members present (eight needed for quorum).

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

APPLICANT PRESENTATION

Paul Gilbert, representing the applicant, introduced himself, the property owner, and the rest of the applicant team. Mr. Gilbert provided details about the site, described the surrounding zoning and land uses, explained the property was formally owned by the Union Pacific Railroad, and stated the owner has already taken steps to clean up the site. Mr. Gilbert stated that there is no opposition to the request, explained that a neighborhood meeting was conducted with a Spanish interpreter, and stated that one community member attended the meeting and did not express any concerns. Mr. Gilbert explained that the rezoning request is to allow outdoor storage, stated that outdoor storage is the most viable use for the site due to the site's conditions, and explained that the site was previously used as a large mining area and has not been compacted. Mr. Gilbert explained the current R-3 zoning designation is not viable for development and explained the remaining R-3 parcels in the area are being purchased

by the City to clean up the zoning map.

QUESTIONS FROM COMMITTEE

None.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Nate Sonoskey made a motion to recommend approval of Z-55-25-8, per the staff recommendation. **Vice Chair Darlene Martinez** seconded the motion.

VOTE

8-0; Motion to recommend approval of Z-55-25-8, per the staff recommendation., passed, with Committee Members Johnson, Nervis, O'Grady, Sonoskey, Starks, Vargas, Martinez, and Gaughan in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.