



## Village Planning Committee Meeting Summary Z-51-22-7

<b>Date of VPC Meeting</b>	September 12, 2022
<b>Request From</b>	DTC-Van Buren
<b>Request To</b>	DTC-Van Buren HP
<b>Proposed Use</b>	Historic Preservation Overlay for the City Center Motel
<b>Location</b>	Northwest corner of 6th Avenue and Van Buren Street
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	15-0

### VPC DISCUSSION:

*Two members of the public registered to speak on this item, in favor.*

**Kevin Weight**, with the Historic Preservation Office, provided background information on the subject property, including recent history of discussions about the project, and reviewed the historic features of the building, describing how the building meets the eligibility criteria for HP overlay zoning. **Mr. Weight** reviewed the proposed development that would preserve the historic elements of the existing structure while developing the remainder of the lot and finally noted that the staff recommendation is for approval.

### QUESTIONS FROM THE COMMITTEE

**Janey Pearl Starks** asked for clarification on the proposed use. **Mr. Weight** replied that the use would be entirely a hotel.

**Eva Olivas** asked about the amount of parking proposed in the new building. **Rod Jarvis**, representing the developer with Earl and Curley, stated that it would be valet parking and that the Downtown Code does not call for as much parking as conventional districts since it is assumed that many guests will use transit.

**Chair Sonoskey** asked about the outreach that has been conducted. **Mr. Jarvis** stated that there had not been outreach for the proposed development. **Mr. Weight** noted that the proposed hotel already is allowed by zoning and that the request is to simply add

an HP overlay, which has been discussed at the Historic Preservation Commission several times.

**Ms. Olivas** asked how many rooms there would be in the new hotel. **Mr. Jarvis** replied that there would be 114 rooms.

#### PUBLIC COMMENTS

**Rod Jarvis** stated that he had nothing further to add.

**Natalie Jessip**, representing the development team with Mancini Duffy, stated that she had registered to speak in case there were any questions.

#### COMMITTEE DISCUSSION

**Chair Sonoskey** asked if the committee is able to recommend stipulations. **Mr. Weight** replied that we do not typically add stipulations to HP cases.

**Vice Chair Boyd** stated that he has had issues with HP overlays for auto-oriented buildings but that this is a good project, and he is comfortable with the parking.

#### MOTION

**Vice Chair Boyd** made a motion to recommend approval of Z-51-22-7. **Cyndy Gaughan** seconded the motion for approval.

#### VOTE

**15-0**, the motion to recommend approval of Z-51-22-7 passes; Committee Members Burns, Colyer, Gaughan, Gonzales, Johnson, Lockhart, Martinez, Nervis, Olivas, Panetta, Rainey, Starks, Uss, Boyd, and Sonoskey in favor.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.