



Village Planning Committee Meeting Summary PHO-1-18-Z-88-16

Date of VPC Meeting	November 05, 2018
Planning Hearing Officer	November 28, 2018
Hearing Date	
Request	Request to delete Stipulation No. 6 regarding maximum building square footage.
Location	Southeast corner of 37th Street and Shea Boulevard.
VPC Recommendation	Approval
VPC Vote	12-0

VPC DISCUSSION & RECOMMENDATION:

Ms. Maja Brkovic provided an overview of the request, history of the site and all previous Planning Hearing Officer (PHO) requests.

Mr. Benjamin Tate, Withey Morris PLC, representing the applicant, Shea and 37th LLC, provided an overview of the request. He explained that the project was an office use and was not changing the use on the site. However, the building would not be split up into multiple tenant spaces, but consolidated to a single user use. He provided background history on the site and noted that the footprint of the building would be reduced giving the applicant more room for additional parking, which went beyond the parking requirements.

Mr. Goodhue and several other members of the committee inquired as to what the parking requirements were and why the applicant was opting to increase parking on the site beyond the requirement rather than to add additional landscaping.

Mr. Tate explained that the applicant is planning for future growth in the area that may require additional parking. He explained that the reduction in the building footprint presented the opportunity to increase parking by adding an additional parking strip.

Ms. Brkovic explained to the committee that parking is dedicated by use and the development pre application would have solidified the parking requirements in question.

Vice Chair Hall asked if notifications went out to those initially opposed to the case.

Mr. Tate explained that they followed protocol and sent out notifications to all stakeholders that required notification including those who were in opposition of the case initially.

Mr. Lesher inquired as to what the exact change to the site plan was.

Ms. Brkovic explained to the committee that the building was going from multiple tenant suites to one office building use, reducing the size of the building footprint.

MOTION:

Mr. Goodhue motioned to approve **PHO-1-18 (Z-88-16-3)** as recommended by the applicant.

Mr. Daniel Mazza seconded the motion.

VOTE:

The motion to delete Stipulation 6 was approved as recommended by the applicant.
Vote: 12-0

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.