



Village Planning Committee Meeting Summary Z-104-K-75-3

Date of VPC Meeting	May 21, 2024
Request From	PCD (Approved C-2 PCD)
Request To	A-1 PCD
Proposal	Industrial
Location	Approximately 325 feet south of the southeast corner of 21st Avenue and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-1

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

VPC DISCUSSION:

Staff Presentation:

Matteo Moric, staff, displayed the location of the subject site and noted the total acreage and zoning. Mr. Moric summarized the surrounding land uses noting the vacant land to the north and to the south. Mr. Moric added that commercial uses were located to the east and west. Mr. Moric displayed the General Land Use Plan Map and added that the current designation of the site was Mixed Use (Commercial/Industrial). Mr. Moric summarized the proposed site plan, elevations, and correspondence. Mr. Moric concluded the presentation by summarizing the staff findings and proposed stipulations.

Applicant Presentation:

Jeffrey Blilie, representing the applicant with Gilbert Blilie, noted that the proposal was similar to a previous rezoning case that rezoned a property to C-2 in the same general area. Mr. Blilie noted that the stipulations were similar to other C-2 rezoning case. Mr. Blilie asked the committee if they had any questions regarding the rezoning request.

Questions from the Committee:

Ricardo Romero asked for more information regarding the traffic light on 19th Avenue and Grandview Road. **Mr. Blilie** noted that this was the same stipulation as the previous case in the area and that they would be installing a traffic signal on 19th Avenue and Grandview Road.

Keith Greenberg noted numerous traffic signals and stated that there were a lot of traffic signals within one mile. **Mr. Blilie** noted that they would have to rebuilt one of the existing traffic lights and that the additional traffic signal came from a stipulation provided by the Street Transportation Department.

Susan Herber asked for more information regarding the split lane and traffic signal on 21st Avenue and Bell Road. Ms. Herber asked if the split lane would be fixed. **Mr. Blilie** noted that they would have to work with the Street Transportation Department to determine a solution. Mr. Blilie added that the intent was to consolidate the lanes into one, but that additional coordination was required. **Ms. Herber** noted that the original plan was to reconstruct the road and remove the split lane. **Mr. Blilie** confirmed but added that they would work with Street Transportation Department regarding the traffic light location.

Vice Chair Gregory Freeman stated that even though the applicant has been to the committee numerous times, there hasn't been any solution proposed for the offset lanes. **Mr. Blilie** noted that they would have to work with the Street Transportation Department but there was a possibility that it would remain offset.

Mr. Romero asked if the proposal was for a specific client or speculative buildings. **Mr. Blilie** noted they were speculative. **Mr. Romero** asked if manufacturing could be possible use. **Mr. Blilie** confirmed.

Mr. Greenberg reiterated that there were a lot of traffic lights in the area and asked staff to confirm that they were timed correctly to prevent traffic congestion. **Mr. Moric** noted that the Street Transportation Department would be the best department to answer the question and that he could provide the contact information at a later time.

Chair Trilese DiLeo asked for confirmation regarding the June 6th Planning Commission hearing and the July 1st City Council hearing. **Mr. Moric** confirmed.

Public Comment:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Ricardo Romero motioned to recommend approval of Z-104-K-75-3, per the staff recommendation. **Susan Herber** seconded the motion.

Vote:

8-1, Motion to recommend approval of Z-104-K-75-3, per the staff recommendation passed with Committee Members Davenport, Greenberg, Herber, Hoffman, Hoover, Romero, Sutphen, and Freeman in favor, and Committee Member DiLeo in opposition.

Staff comments regarding VPC recommendation:

None.