



Village Planning Committee Meeting Summary

Z-47-22-1

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| Date of VPC Meeting | October 13, 2022 |
| Request From | C-1 |
| Request To | C-2 |
| Proposed Use | Commercial use |
| Location | Southwest corner of 35th Avenue and Paradise Lane |
| VPC Recommendation | Approval, per the staff recommendation |
| VPC Vote | 7-2 |

This item was heard concurrently with Z-SP-5-22-1.

There was one speaker that spoke in opposition.

VPC DISCUSSION:

STAFF PRESENTATION

Racelle Escolar, staff, provided an overview of the concurrent rezoning requests, describing the location, general plan designation, existing and proposed zoning districts, surrounding zoning and uses, proposed site plan, findings, staff recommendation and stipulations. She indicated that the applicant is requesting a continuance, however he would like to present the case to receive input.

APPLICANT PRESENTATION

Mr. David Richert, the applicant/representative, presented the rezoning request. He shared that he is familiar with the area and has known the property owner/developer for a long time. The property owner owns another self-storage facility in the area. He went into detail about the site and what improvements would be made. He indicated that he is requesting a continuance from the Committee, however he could also move forward with the case if the Committee agrees. He explained their outreach process and mentioned trying to reach out to Mrs. Bindschadler who submitted a letter with concerns. He was not able to get in contact with her.

PUBLIC COMMENTS

Mr. Michael Frederick, a community member, expressed concerns about the proposal. He was concerned about all the additional uses that would be allowed. He agreed with many of the stipulations that staff went over such as the enhanced landscaping. He

asked for additional stipulations to prohibit barbed wire, adherence to dark sky practices, limited access to Paradise Lane, and limiting the building height.

Mr. James Sutphen, Committee Member, expressed concerns about the number of self-storage facilities in the area.

Chairman Joseph Grossman also expressed concerns about over saturation of storage facilities in the village and asked if the applicant has completed a market study to verify if the use was needed in the area.

Mr. David Richert, explained that they have not completed a study however they know that it is a needed use in the area based on the occupancy level of the owner's other facility.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION

Mr. Keith Greenberg, Committee Member, stated that he did not think the applicant would propose the use if it was not needed in the area. He stated that he would be supporting the request.

Mr. Al Field, Committee Member, also expressed that he did not have concerns with the request and was supportive.

MOTION:

Mr. Al Field made the motion to approve Z-47-22-1, per the staff recommendation.

Mr. Keith Greenberg seconded the motion.

VOTE:

7-2; motion to recommend approval of Z-47-22-1, per the staff recommendation passes with Committee Members Field, Greenberg, Novak, Romero, Shipman, Virgil, and Kenney in favor; and Sutphen and Grossman in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.