



Village Planning Committee Meeting Summary

Z-SP-2-22-3

Date of VPC Meeting	June 15, 2022
Request From	C-2 (Intermediate Commercial)
Request To	C-2 SP (Intermediate Commercial, Special Permit)
Location	Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road
VPC Recommendation	Approve, as presented
VPC Vote	16-0-1

VPC DISCUSSION:

At this time, Alauria, Barraza, Carrell, Sommacampagna arrived, and Vice Chair Jaramillo became available, bringing the quorum to 17 members (11 being required for a quorum)

STAFF PRESENTATION

Klimek, staff, provided an overview of the staff report including the area context, relevant policies, the proposal, and the staff recommendation to approve the request subject to stipulations. For zoning, the use is considered self-service storage, but the proposal is for 11 hobby garages which will be individually owned. A Special Permit will allow the proposed use in addition to all underlying C-2 uses currently permitted. Staff is recommending approval subject to 10 stipulations, of which 7 are non-standard and relating to the physical characteristics of the area. Staff is recommending general conformance to the site plan, the building renderings, the inclusion of bike racks, right-of-way and sidewalk easement dedications, and undergrounding utilities.

APPLICANT PRESENTATION

Ben Graff, of Quarles and Brady, introduced himself as representing the applicant. The proposal is to add 11 individually owned hobby units that will be used for hobbies and the storage of high-end vehicles and collectables. The proposal is not for general storage, self-storage, or to conduct any businesses. The site is currently zoned C-2 which allows a variety of permitted uses by-right such as a contractor's office, boats sales, and others. The development plans include landscaping along both Hatcher Road and Palmer Drive and enhanced security measures including security lighting and a gated interior. The development team has worked extensively with the community to refine plans to align with the goals of the area including theHUB's Placemaking

document. He then shared multiple iterations of the plan based on community input which ultimately led to the addition of a shaded and detached sidewalk along Hatcher Road and the building elevations with design enhancements.

QUESTIONS FROM COMMITTEE

Steinmetz asked whether there will be paint booths, lifts, or pits for automotive work. **Graff** responded that no pits will be constructed, no lifts will be provided but that won't preclude an owner from adding one, and that paint booths are an industrial use and wouldn't be permitted by zoning.

Alauria stated that she supports the project as part of theHUB and that the proposal is for an attractive building.

McBride expressed support for the coordination with the community and for adding beauty, shade, and investment to the area. She asked what they are proposing to address blighting factors. **Graff** responded that the interior portion will be gated and well lit, that the exterior portion will include security lighting, that the owners will visit their units frequently, and that there will be covenants, codes, and restrictions that go beyond zoning. **McBride** encouraged Graff to discourage loitering by using rip-rap instead of rock with a finer granularity.

Veidmark stated that covenants, codes, and restrictions are important. She asked how the management will operate to ensure that disagreements don't lead to disfunction. She asked that they consider wall mounted lighting rather than ground mounted lighting to reduce the likelihood of theft and vandalism. **Grant Holdsworth**, owner, indicated that the ownership group currently committed to the units are long friends and acquaintances and that all have a comradery around vehicles. Further, they will create an LLC to manage the entity. **Eric Bell**, owner, indicated that the covenants, codes, and restrictions will create a board of directors and that, as owners, will be looking for help from the neighborhood to keep an eye on the property.

Carrell stated that he is very supportive but represents a nearby self-service storage entity and will abstain from the vote.

Argiro asked if the hobby units will be limited to private, non-commercial, uses and if there will be any protections against excessive noise and odor. **Graff** responded that the units will not be used for commercial uses. He indicated that the uses on the site cannot be more intense than permitted by the zoning which addresses performance standards such as noise and odor.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

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

MOTION:

McBride motioned to approve as presented. **Argiro** seconded the motion.

DISCUSSION:

None.

VOTE: 16-0-1, motion passes with Adams, Alauria, Argiro, Barraza, Fogelson, Ford, Matthews, McBride, O'Connor, O'Hara, Steinmetz, Sommacampagna, Veidmark, Whitney, Vice Chair Jaramillo, and Chair Krentz in favor; none in dissent; and Carrell in abstention.