



Village Planning Committee Meeting Summary

Z-43-21-6

Date of VPC Meeting	October 5, 2021
Request From	R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District)
Request To	R-O (Residential Office – Restricted Commercial District)
Proposed Use	Professional office
Location	Southwest corner of 40th Place and Indian School Road
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sofia Mastikhina, staff, provided an overview of the request, including the location, current and surrounding zoning and land uses, General Plan Land Use Map designations, and proposal. She explained that the applicant is requesting to expand an existing office use onto a parcel immediately to the south of the existing building. The original request was to rezone the additional parcel to R-5 (Multifamily Residence District) to be compatible with the current zoning on the existing property. However, after working with staff and the community, the applicant amended their request to include both the existing and the new parcels and requested to rezone both to R-O (Residential Office – Restricted Commercial District), which accommodates their office use while ensuring that no high-density multifamily development is permitted on the properties. **Mastikhina** then presented the proposed site plan and elevations, the staff recommendation for approval, and recommended stipulations.

Bill Lally, representative with Tiffany & Bosco, stated that the existing property is owned by his client, Studio Ma, which is a local architecture firm that has been operating for over 20 years. He presented a rendering of what the building expansion will look like in relation to adjacent homes, noting the compatibility of the building height and the enhanced modern architecture. He explained that his clients love the neighborhood and wish to expand their growing business at this location instead of finding other office space elsewhere in the city. He outlined some of the key elements of the proposal, which include green building design, no vehicular access on 40th Place, and beautiful architectural design. He also noted the increased setback along the southern property line, where the property will abut a single-family home. The current setback is four feet, and the redevelopment will increase it to over 12 feet. He then explained that

the request at hand was modified to downzone the existing property to a less intense zoning designation in response to community concerns regarding the potential for future multifamily development per the R-5 district. He then outlined the neighborhood outreach conducted for this request, which included the applicants knocking on neighbors' doors to discuss the case, as well as a total of three neighborhood meetings.

MOTION

Barry Paceley made a motion to approve the request per the staff recommendation. **Daniel Sharaby** seconded the motion.

VOTE

11-0: Motion passes with committee members Swart, Abbott, Bair, Bayless, Thraen, Eichelkraut, Garcia, Miller, Paceley, Sharaby, and Tribken in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.