



Village Planning Committee Meeting Summary

Z-61-21-6

Date of VPC Meeting	December 7, 2021
Request From	R1-10 (Single-Family Residence District)
Request To	R-O (Residential Office – Restricted Commercial District)
Proposed Use	Residential Office
Location	Approximately 150 feet north of the northeast corner of 44th Street and Earll Drive
VPC Recommendation	Approval per the staff recommendation
VPC Vote	14-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Sofia Mastikhina, staff, provided an overview of the request, including the location, current and surrounding zoning, and General Plan Land Use Map designation. She explained that the request is to rezone two existing single-family residences to allow residential offices. No changes to the properties are currently being proposed other than the deletion of the southernmost driveway to provide shared access to both sites through a central driveway between the properties. She stated that the properties are located within the boundaries of the 44th Street Corridor Residential Office Study, which designated these lots as appropriate for transition to Residential Office (R-O) uses due to their size and ability to accommodate parking. She then presented staff's findings, recommendation of approval, and recommended stipulations of approval.

Rod Jarvis, representative with Earl & Curley, provided an overview of the request, explaining that the buildings will remain as they currently are and that there have not been any neighborhood concerns regarding the request. He stated that the 44th Street Residential Office Study, which was conducted by the city, lists these properties as a Level 1 category, which is favorable for conversion to R-O. He also stated that one of the recommendations in this study was to combine driveways along 44th Street, which this proposal will do. He then outlined the neighborhood outreach conducted, noting that a very involved member of the community attended their neighborhood meeting and did not have any concerns with the proposal.

Barry Paceley praised the proposed conversion to office uses, highlighting the conformance to the Residential Office Study. He also praised Mr. Jarvis for his outreach

to the community and his client for including detached sidewalks, which this street needs more of.

MOTION:

Ashley Nye made a motion to approve this case per the staff recommendation. **Barry Paceley** seconded the motion.

VOTE:

14-0; Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bayless, Czerwinski, Eichelkraut, Grace, McKee, Miller, Nye, Paceley, Rush, and Sharaby in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.