



## Village Planning Committee Meeting Summary

### Z-63-21-3

<b>Date of VPC Meeting</b>	June 9, 2022
<b>Request From</b>	R-O
<b>Request To</b>	C-2
<b>Proposed Use</b>	Pool company with outdoor display
<b>Location</b>	Approximately 220 feet west of the northwest corner of 19th Avenue and Greenway Road
<b>VPC Recommendation</b>	Approved, per the staff recommendation
<b>VPC Vote</b>	8-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

#### **STAFF PRESENTATION:**

**Sarah Stockham**, staff, provided an overview of the rezoning request, describing the location of the request, the existing and proposed zoning districts and land use designations and the proposed use. Ms. Stockham reviewed the surrounding zoning districts and land uses and stated that staff recommends approval subject to stipulations as presented, including stipulations limiting future residential density, requiring enhanced landscaping, and ingress/egress restrictions.

#### **APPLICANT PRESENTATION:**

**Dennis Newcombe**, representing the applicant with Gammage & Burnham, introduced himself and described the applicant, We Fix Ugly Pools, as a regional business that renovates private residential swimming pools. Mr. Newcombe described the project's adjacent uses, the project's previous PUD proposal that has since been rescinded, and a letter of support from a member of the public.

#### **QUESTIONS FROM THE COMMITTEE:**

**Keith Greenberg** inquired whether chemicals would be stored on-site. **Mr. Newcombe** responded that chlorine to treat the on-site pools would be stored in one of the metal buildings adjacent to the commercial property to the east.

**Trilese DiLeo** asked for confirmation that the applicant has not received any opposition to this case; **Mr. Newcombe** confirmed.

**Ozzie Virgil** asked when the property was last rezoned. **Mr. Newcombe** replied that it was rezoned to R-O in 1993 and the nearby PUD was approved in 2009. Mr. Virgil then asked about the property's current use, to which Mr. Newcombe answered that the property is in limbo while it is undergoing the rezoning process.

**Trilese DiLeo** asked for clarification on Stipulation **Number 1** regarding residential density. **Sarah Stockham**, staff, clarified that the stipulation provides for potential future redevelopment, albeit the current project does not propose residential use of any kind.

**Ricardo Romero** shared that he is familiar with the area and that he agrees with the project and its use as proposed.

**PUBLIC COMMENTS:**

None.

**APPLICANT RESPONSE:**

None.

**MOTION:**

**Trilese DiLeo** motioned to recommend approval of Z-63-21-3 per staff recommendation as stipulated. **Vice Chair Kenney** seconded.

**VOTE:**

**8-0**; motion to recommend approval passes with DiLeo, Gardner, Greenberg, Romero, Shipman, Virgil, Kenney, and Grossman in support.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.