



## Village Planning Committee Meeting Summary

### Z-48-23-6

<b>Date of VPC Meeting</b>	November 14, 2023
<b>Request From</b>	R1-6
<b>Request To</b>	R-O
<b>Proposal</b>	Chiropractic office
<b>Location</b>	Northwest corner of 44th Street and Earll Drive
<b>VPC Recommendation</b>	Approval, per staff recommendation
<b>VPC Vote</b>	14-0

#### **VPC DISCUSSION:**

#### **STAFF PRESENTATION:**

**John Roanhorse** staff, provided an introduction and overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning districts, and the surrounding uses in the area of 36th Street and McDowell Road. Mr. Roanhorse displayed maps, the proposed site plan and conceptual information to show the details of the proposed development noting the residential designation of the area. Mr. Roanhorse presented the project details noting the building height, architectural features, parking, open space and proposed landscape and pedestrian routes. Mr. Roanhorse discussed the review process, the report analysis, findings, and stipulations.

#### **APPLICANT PRESENTATION:**

**Jonathon Ammon**, with Jammon Studios representing the applicant, introduced himself and thanked the committee. Mr. Ammon noted that the applicants, Doctor Sheppard and Doctor Finnigan with Kinfolk Optimal Living intend to invest in the community and improve the area. Mr. Ammon stated the business operation will be Monday through Friday with most activity in the mornings. Mr. Ammon discussed the rezone and the location of the subject site and the objectives of the design that would include continuity of the area with some changes to the exterior with improvements to the landscaping. Mr. Ammon stated he has worked collaboratively with the city's adaptive reuse program, site planning and the Street Transportation Department. Mr. Ammon said with the work that has been done he would be ready to submit documents and get the permitting process started. Mr. Ammon said they have worked with the adaptive reuse program and will only have limited changes to the exterior of the building

and will meet the requirements of the 44th Street traffic flow. Mr. Ammon stated improvements will be consistent with the concept of healing with a meditative garden, and the site will include seven parking spaces, bicycle parking and a new driveway for parking. Mr. Ammon discussed the inclusion of a detached sidewalk and landscape strip along 44th Street. Mr. Ammon noted that the new business would serve as a buffer for the single-family residents west of the subject site. Mr. Ammon displayed conceptual images of the existing conditions and proposed changes noting the parking, street access, landscaping and removal of the driveway. Mr. Ammon thanked the Committee and asked for their support on the proposed development.

QUESTIONS FROM THE COMMITTEE:

None.

PUBLIC COMMENTS:

None.

APPLICANT RESONSE:

None.

MOTION:

**Vice Chair Fischbach** motioned to recommend approval of Z-48-23-6 per the staff recommendation. **Committee Member Dawn Augusta** seconded the motion.

VOTE:

**14-0**; motion to recommend approval of Z-48-23-6 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Jurayeva, Langmade, Miller, O'Malley, Rush, Schmieder, Sharaby, Fischbach and Swart in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

Staff has no comments.