



## Village Planning Committee Meeting Summary

### Z-5-23-2

<b>Date of VPC Meeting</b>	May 1, 2023
<b>Request From</b>	C-2 SP and R-3 (Approved R-3)
<b>Request To</b>	C-2 SP HGT/WVR
<b>Proposal</b>	Self-service storage warehouse with underlying C-2 uses and a height waiver
<b>Location</b>	Northwest corner of the 38th Street alignment and Bell Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	13-0

#### **VPC DISCUSSION:**

*No members of the public registered to speak on this item.*

#### **Staff Presentation:**

**Adrian Zambrano**, staff, provided an overview of rezoning case Z-5-23-2, describing the location, request, surrounding land uses, existing and surrounding zoning, and General Plan Land Use Map designation. Mr. Zambrano then described the proposal, discussing the proposed site plan and elevations. Mr. Zambrano noted that staff did not receive any letters in opposition or support of the project. Mr. Zambrano concluded by sharing the staff findings, recommendation of approval and the recommended stipulations.

#### **Applicant Presentation:**

**Bill Allison**, representative with Withey Morris Baugh, PLC, introduced himself and his team. Mr. Allison stated that the property has been used for self-storage since the 1990s. Mr. Allison stated that the request is for a height waiver to allow a 3-story building addition. Mr. Allison stated that the by-right height allowed in the C-2 zoning district is two stories and 30 feet and that the request is for three stories and 32 feet. Mr. Allison stated that no members of the public attended their neighborhood meeting and that no one has called or emailed them about the proposal.

**Questions from the Committee:**

**Chair Popovic** asked if the landscape plan that was presented is the same landscape plan being proposed. **Mr. Allison** responded that the landscape plan will reflect the stipulations as it is reviewed through site plan review.

**Robert Gubser** asked if there are any right-of-way improvements planned, referring to one of the stipulations. **Mr. Allison** responded that there are not, and the right-of-way improvements stipulation is the standard Street Transportation Department stipulation. Mr. Allison stated that the right-of-way improvements are existing.

**Karen DeMoss** asked for clarification if there are two stories existing and if the request is to add one story. **Mr. Allison** responded that there are only single-story buildings currently on the property and the proposal is for a new three-story building. Mr. Allison stated that the building addition would be located in an area where there is currently outdoor RV storage.

**Public Comment**

None.

**Applicant Response:**

None.

**MOTION – Z-5-23-2:**

**Mr. Goodhue** motioned to recommend approval of Z-5-23-2, per the staff recommendation. **Toby Gerst** seconded the motion.

**VOTE – Z-5-23-2:**

**13-0;** motion to recommend approval of Z-5-23-2, per the staff recommendation, passes with Committee members Bowman, Bustamante, DeMoss, Gerst, Goodhue, Gubser, Hall, Mazza, Sepic, Soronson, Wise, Mortensen and Popovic in favor.

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

None.