



## Village Planning Committee Meeting Summary

### Z-SP-3-20-2

<b>Date of VPC Meeting</b>	August 3, 2020
<b>Request From</b>	C-2 (Intermediate Commercial District) (2.45 acres)
<b>Request To</b>	C-2 SP (Intermediate Commercial District, Special Permit) (2.45 acres)
<b>Proposed Use</b>	Self-service storage facility and all underlying C-2 uses
<b>Location</b>	Northwest corner of 32nd Street and Paradise Lane
<b>VPC Recommendation</b>	Denial
<b>VPC Vote</b>	10-2

#### **VPC DISCUSSION & RECOMMENDATION:**

**Mr. David Simmons**, staff, provided a presentation for both cases as they are companion cases to one another and explained to the committee that each case will need a separate motion and vote. Mr. Simmons explained that the Special Permit is to allow a self-service storage facility in the C-2 District and the second case was requesting a height waiver due to the proposed building being here stories and 30 feet 9 inches where the code allows 2 stories and 30 feet. As a result of this a height waiver was triggered to accompany the special permit request. Mr. Simmons explained that the use was consistent with the 32nd Street Policy Plan but was not consistent with the General Plan Land Use Map designation. Mr. Simmons went over the proposed site plan and elevations and discussed the need for additional variances for reductions in setbacks upon approval of the rezoning cases. Mr. Simmons touched on the 15 stipulations proposed in the staff report and explained the rationale behind them.

**Ms. Abigail Ayala**, with AKA Architects, representing the applicant provided a presentation and went over the compatibility of the project with the 32<sup>nd</sup> St Policy Plan as well as the Tre and Shade Master Plan. She shared that the applicant is ok with all of staff's proposed stipulations. She shared that the development team is aware of the need for variances after rezoning approval and they are prepared to move forward with those necessary submittals upon approval.

**Mr. Robert Goodhue** asked what mitigating features go above and beyond traditional zoning standards for the buffer to residential to the west. Mr. Goodhue also voiced concern about the reduced setback on the west property boundary.

**Mr. Simmons** shared that larger caliper tree sizes have been stipulated along the west property boundary in an effort to create a buffer to existing residential uses to the west. Mr. Simmons shared that the required setback along the west property boundary is 100 feet if the building is three stories and above 30 feet, which it is. However, the applicant knows a variance will be required here. He explained if the building were 2 stories and 30 feet a height waiver would not be required, and the setback requirement would be reduced to 50 feet on the west property boundary.

**Ms. Toby Gerst** asked where the trash receptacles would be located on the site.

**Ms. Ayala** shared that users will be restricted from throwing storage contents into onsite trash containers. They will be required to haul things off that are no longer wanted. The trash will be from the office use only.

**Mr. Alex Popovic** voiced concerns that the request is not consistent with the General Plan Land Use Map designation on the site. However, wanted further clarification on how it is consistent with the 32nd Street Policy Plan.

**Ms. Ayala** shared that the 32nd Street Policy Plan calls for more commercial uses at major intersections along the corridor, which this request fulfills.

**Mr. Bob Kubicek**, representing the applicant, stated that they are ok with all of staff's proposed stipulations except the detached sidewalk stipulation along Paradise due to utility conflicts. He also shared that users are not allowed to throw away their storage contents on site, they have to have things hauled away.

**Ms. Gerst** asked how far the building is from neighboring residential.

**Ms. Ayala** shared that the proposed structure is 52 feet away from the abutting residential to the west.

**Mr. Jay Cantor** shared that he likes the proposal, thinks it is compatible with the area due to the U Haul truck rental facility located directly to the north of the site, but has concerns about the decreased setback on the west side abutting residential.

**Chairwoman Jennifer Hall** shared that storage is not allowed in the C-2 District by right and that is why we are hearing this case in front of us today. She shared that it is the Village Planning Committees responsibility to protect our neighborhoods and make recommendations that make sense for specific areas. She asked the committee if this use is right for this intersection.

**Mr. Robert Goodhue** has concerns about this being another storage facility and concerns about the reduced setbacks that will require further entitlements on the site.

**Ms. Katherine Belous** shared that she was a player in the development of the North 32nd Street Policy Plan and this use does not meet the intent of the plan

and does not fit into the plan to meet the goals of a walkable, pedestrian friendly commercial environment.

**Ms. Toby Gerst** shared that this may be a good use, but we have a lot of these type of facilities in the area already. She shared that she doubts that this use is the highest and best use for this specific site.

**Mr. Bob Enright** asked how long the site has been vacant and in this instance something on the site is better than an empty dirt lot for another 10 to 15 years.

**Mr. Goodhue** feels that this project will set a precedent for the area and there is a height and setback issue that does not site well.

**Ms. Belous** stated that this use does not serve the residence of the area.

**MOTION:**

**Mr. Robert Goodhue** made a motion to recommend denial for Case No. Z-SP-3-20-2.

**Mr. Jay Cantor** seconded the motion.

**VOTE:**

**10-2** with committee members Hall, Belous, Cantor, Enright, Gerst, Goodhue, Popovic, Severs, Sparks, and Ulibarri in favor. Leshner and Stewart opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None