



Village Planning Committee Meeting Summary

Z-SP-7-21-8

Date of VPC Meeting	March 8, 2022
Request From	R1-6 (Approved C-1)
Request To	C-2 SP
Proposed Use	Self-service storage warehouse and all underlying commercial uses
Location	375 feet west of the southwest corner of 19th Avenue and Southern Avenue
VPC Recommendation	Approval
VPC Vote	11-1 ; Motion passed. Members Brooks, Brownell, Busching, Coleman, Greathouse, Ray, Shepard, M. Smith, Viera, Marchuk and Daniels in favor. Muhammad Roque dissenting.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on these items.

Cases Z-78-21-8 and Z-SP-7-21-8 were heard concurrently.

Enrique Bojórquez, staff, provided a presentation for Rezoning case Z-78-21-8 and concurrent Special Permit case Z-SP-7-21-8. The location of the site, surrounding land uses, existing General Plan Land Use map designation on the site, the Rio Montaña Area Plan, and the existing and requested zoning for the site were discussed. A conceptual site plan, site ingress/egress and circulation, and building elevation exhibits were displayed. Staff recommendation of approval and stipulations on both cases were presented.

Greg Brownell commented on the housing crisis and asked why residential uses were not proposed as part of this request.

Mr. Bojórquez replied that the proposed zoning is consistent with other zoning designations in the area and that stipulations proposed by staff could still allow the site to develop as residential.

Mr. Brownell asked why housing is not a priority on this property.

Mr. Bojórquez responded that a variety of different uses are needed citywide and the staff report outlines reasons why the requested zoning is appropriate for the site.

Muriel Smith stated this has been a problem site for some time including vagrants and drug dealing and that the neighborhood is not fighting the proposal.

Taylor Earl, with Earl and Curly, introduced himself as the applicant and provided a background on the site. Existing C-1 zoning dates to 2004 on the site. Outreach details were given including mention of several concerns regarding crime expressed by residents, and the desire to have a secure site. **Mr. Earl** discussed the need for the proposed use and described the proposed enhancements including enlarged building setbacks and new sidewalks, and the outreach that was conducted.

Fatima Muhammad commented on the outreach and asked if there were opportunities to engage more with the community to get a feel for what the community would like to see develop at the location.

Taylor Earl responded that expanded outreach encompassed a large part of the community and provided contact information and a website for community members to leave feedback. The feedback helped to guide how the site was designed. The site has been marketed for years to no avail and the proposal takes into account that there is a viable use and tenant lined up as well.

Fatima Muhammad asked if a different use would be considered for the site.

Taylor Earl answered it is possible by having added flexibility in uses a different offer may come up for the property, but that is not the intent of the request.

Muriel Smith said she asked members of her community and many members want something on the site. It has stayed vacant for a long time and there have been many issues because of this.

Arthur Greathouse III supports the developer for choosing to develop this site despite the challenges. He noted that there was no opposition and that there is no real change being asked from what could already be done on the property.

Twanna Ray thanked Muriel Smith for speaking up about the issues near the site and supports the project.

Vice Chair Marchuk spoke about the improper marketing for sites which leads to nothing being developed and encouraged people to verify how a site is being marketed during their analysis for similar requests.

Greg Brownell commented on his long-time friendship with Muriel Smith and was in support of her recommendations and the project.

Chair Daniels said the project is in an area she would like to see develop and was supportive of the project.

MOTION – Z-SP-7-21-8:

Kay Shepard motioned to approve case Z-SP-7-21-8 per the staff recommendation. **Ms. Busching** seconded the motion.

VOTE – Z-SP-7-21-8:

11-1; Motion passed. Members Brooks, Brownell, Busching, Coleman, Greathouse, Ray, Shepard, M. Smith, Viera, Marchuk and Daniels in favor. Muhammad Roque dissenting.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.