



## Village Planning Committee Meeting Summary

### Z-84-18-6

<b>Date of VPC Meeting</b>	February 26, 2019
<b>Request From</b>	R1-10 (0.54 acres)
<b>Request To</b>	C-2 (0.54 acres)
<b>Proposed Use</b>	Self-service storage facility.
<b>Location</b>	Approximately 370 feet south and 330 feet west of the southwest corner of 7th Street and Maryland Avenue
<b>VPC Recommendation</b>	Approval, with modification to Stipulation No. 1.
<b>VPC Vote</b>	9-0; with Shore, Becker, Ender, Farina, Fitzgerald, Jones, Keyser, Sanchez and Solorio in favor.

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

**Cody White**, staff, provided a presentation explaining the background of the site and the zoning change being requested.

**Charles Jones** asked for an explanation of access to the site. **Cody White** explained that access was from a single driveway, and would be gated during non-business hours. **Charles Jones** asked staff to explain the increased building and landscape setback adjacent to the residential neighborhood to the west. **Cody White** explained that this was provided in response to the applicant's neighborhood outreach efforts, and was paired with increased tree caliper size in the landscape setback.

**Carolyn Oberholtzer**, applicant, provided a presentation outlining the request and the proposed self-service storage facility on the site.

**Elizabeth Sanchez** asked about the security measures proposed on the site. **Carolyn Oberholtzer**, applicant, responded that the site would be gated to non-tenants after hours, and there would be a number of security cameras throughout the building and property. She mentioned that lighting will be provided on site to improve safety, but the lighting will be shielded and directed away from surrounding homes.

**Vice Chair Marshall Shore** opened the floor to public comment.

**Sandy Grunow** thanked the applicant for their outreach efforts, but expressed concern with proposed 24-hour access. She mentioned that she supports the project, but would like to see access hours limited to reduce noise and traffic in the area.

**Janis Harris** spoke in support of the proposed development, citing the applicant's extensive outreach efforts and willingness to work with the surrounding homeowners.

**Michael Ripp** spoke in support of the proposed development, stating that he would like to see a stipulation with specific regard to the increased building and landscape setback along the western property line.

**Mary Crozier** spoke in support of the proposed development, noting that the applicant had gone above and beyond in their public outreach efforts.

**Vice Chair Marshall Shore** closed the floor to public comment.

**Charles Jones** asked if Stipulation No.1 could be modified to state "General Conformance to the site plan date stamped January 16, 2019 with specific regard to the increased building and landscape setbacks along the western property boundary, and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department." **Cody White**, staff, responded that this was an acceptable modification.

**Motion:**

**Charles Jones** motioned to recommend approval of Z-84-18-6, with a modification to Stipulation No. 1 requiring general conformance to a site plan, adding language with specific regard to an increased building and landscape setback along the western property line. **Frank J. Farina** seconded the motion.

**Vote:** 9-0; with Shore, Becker, Ender, Farina, Fitzgerald, Jones, Keyser, Sanchez and Solorio in favor.

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

Stipulation No. 1 as modified: "General Conformance to the site plan date stamped January 16, 2019 with specific regard to the increased building and landscape setbacks along the western property boundary, and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department."