



Village Planning Committee Meeting Summary

Z-34-23-5

Date of VPC Meeting	December 19, 2023
Request From	R1-6
Request To	PUD
Proposal	PUD to allow retail and office
Location	Northeast corner of 32nd Avenue and Glendale Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One member of the public registered to speak in support of this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the rezoning request, the subject site, the surrounding land uses, surrounding zoning designations, and site's policy context. Mr. Rogers displayed the proposed site plan, elevation renderings, recommended stipulations, community correspondence, and staff findings.

APPLICANT PRESENTATION

Taylor Earl, with Earl & Curley, PC, presented the request, the subject site, surrounding land uses, the site history, the proposed renderings, the proposed site improvements, community outreach, the use list, and the vehicular maneuverability.

QUESTIONS FROM THE COMMITTEE

Committee Member Maurita Harris stated that she appreciated the development team's work on ensuring that the parking area was maneuverable and asked for confirmation that the development team had looked at the parking spaces as if they were full when they did their maneuverability testing. **Mr. Earl** described how the

maneuverability was tested, elaborated on the ease of movement observed with smaller vehicles, and speculated on the maneuverability of longer ones.

Committee Member Melisa Camp asked about the previous dry-cleaning use and asked about details on any remediation plans or environmental considerations for the site. **Mr. Earl** clarified that the previous user was an upholstery use and explained that there were not any environment concerns about the upholstery use.

PUBLIC COMMENT

Debra LaPlante, introduced herself as a part of the North Glen Square Neighborhood Association, commended the efforts of the property owner to engage, attend, and join the North Glen Square Neighborhood Association, talked about the subject site's history of complaints, and stated the North Glen Square Neighborhood Association's support of the project citing the positive impact of the proposed project and its alignment with community initiatives such as tree planting.

APPLICANT RESPONSE

Mr. Earl thanked Debra LaPlante and the North Glen Square Neighborhood Association for their support and help on the project and commended the property owner for doing this project the right way.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DUSCUSSION, AND VOTE

MOTION

Committee Keith Ender made a motion to recommend approval of Z-34-23-5 per the staff recommendation. **Committee Member Pamala Fitzgerald** seconded the motion.

VOTE

12-0, motion to recommend approval of Z-34-23-5 per the staff recommendation passes with Committee Members Camp, DeGraffenreid, Ender, Fitzgerald, Harris, Keyser, Krietor, Malkoon, Sanchez, Smith, Solorio, and Bryck in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.