



## Village Planning Committee Meeting Summary

### Z-38-22-6

<b>Date of VPC Meeting</b>	August 2, 2022
<b>Request From</b>	P-1
<b>Request To</b>	R-4
<b>Proposed Use</b>	Single-family attached residential
<b>Location</b>	Southeast corner of 10th Street and Pasadena Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	13-0-1

#### **VPC DISCUSSION:**

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

#### **STAFF PRESENTATION**

**Sarah Stockham**, staff, provided an overview of the rezoning request, describing the location of the request, the existing and proposed zoning districts and land use designations and the proposed use. Ms. Stockham reviewed the project details including residential density and the development standards displaying the site plan and elevations. Ms. Stockham stated that staff has received seven letters of support for the project and recommends approval subject to stipulations as presented.

#### **APPLICANT PRESENTATION**

**Bill Allison**, representing the applicant with Withey Morris PLC, introduced himself stating that he agrees with staff findings. Mr. Allison introduced the site asserting that the proposed residential use is a better transition from the adjacent commercial use than the current parking lot. Mr. Allison displayed the site's current conditions, reviewed the details of the proposal including unit square footage, driveways and parking, and reviewed the project site plan and elevations.

#### **QUESTIONS FROM THE COMMITTEE**

**Vice Chair Fischbach** commended the applicant for a creative proposal given the site's constraints and asked if any vegetation/trees would be salvaged. **Mr. Allison** responded that there was not yet a salvage plan, though it would be required later, and that he expects that any salvageable palm trees would be relocated to remain within the site.

#### PUBLIC COMMENTS

None.

#### APPLICANT RESPONSE

None.

#### FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION

**Barry Paceley** stated that the project would be a quality interface to the adjacent commercial and that he supports the project's provision of housing on a small site.

#### MOTION:

**Barry Paceley** motioned to recommend approval of Z-38-22-6 per the staff recommendation. **Vice Chair Fischbach** seconded.

#### VOTE:

**13-0-1**; motion to recommend approval of Z-38-22-6 per the staff recommendation passed with Committee Members Abbot, Bayless, Beckerleg Thraen, Crawford, Eichelkraut, Jurayeva, Miller, Paceley, Rush, Sharaby, Wilenchik, Fischbach, and Swart in support and O'Malley in abstention.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.