



Village Planning Committee Meeting Summary
PHO-1-26--Z-29-23-7(8)

Date of VPC Meeting May 11, 2026

Date of Planning Hearing May 20, 2026
Officer Hearing

- Request
1) Modification of Stipulation 1 regarding elevations
2) Modification of Stipulation 5 regarding access along 43rd Avenue
3) Deletion of Stipulation 9 regarding a multi-use trail easement (MUTE) and multi-use trail (MUT)
4) Deletion of Stipulation 13 regarding streetscape requirements
5) Modification of Stipulation 19 regarding review of conceptual site plan and elevations for Lot 4
6) Deletion of Stipulation 22 regarding review of conceptual site plan and elevations for Lot 5
7) Deletion of Stipulation 23 regarding minimum bicycle parking
8) Deletion of Stipulation 24 regarding minimum electric bicycle charging spaces

Location Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road

VPC Recommendation Approval with a deletion

VPC Vote 10-0

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request and noted the proposed modification presented in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

Sarah Sawyer, representing the applicant with Berry Riddell LLC, began the presentation by providing background information on the original rezoning request Z-29-23. Ms. Sawyer noted that a 2025 rezoning case rezoned the north portion of the site to C-2 SP HGT/WVR to accommodate self-storage development. Ms. Sawyer stated that street improvements were required as part of the 2025 rezoning case thus triggering the PHO request for Z-29-23-7(8). Ms. Sawyer summarized the development and requested that Stipulation No. 19 be deleted. Ms. Sawyer concluded the presentation by summarizing community outreach.

Questions From the Committee:

Patrick Nasser-Taylor asked for clarification and asked if nothing was really being changed. **Ms. Sawyer** confirmed.

Kristi McCann noted that she had a question on behalf of Committee Member Rubio-Raffin and noted that Stipulation No. 23 was deleted which was related to bicycle parking. Ms. McCann asked how many total spaces were originally required and how many were lost. **Ms. Sawyer** noted that each lot had a requirement of four spaces and with the deletion they would only lose four spaces.

Public Comment:

None.

Committee Motion, Discussion, and Vote:

Ms. McCann voiced her concerns regarding the EV parking requirements and asked how that would be affected by the PHO. **Ms. Sawyer** noted that the same fraction would still apply.

Ms. Sawyer requested the committee delete Stipulation No. 19.

Motion:

Co-Vice Chair Francisco Barraza motioned to recommend approval of PHO-1-26--Z-29-23-7(8) with the deletion of Stipulation No. 19. **Jennifer Rouse** seconded the motion.

Vote:

10-0, motion to recommend approval of PHO-1-26--Z-29-23-7(8) passed with Committee Members Abegg, Darby, McCann, Nasser-Taylor, Perrera, Rouse, Serrette, Barraza, Jensen, and Hurd in favor.

Staff comments regarding VPC Recommendation:

None.