



Village Planning Committee Meeting Summary Z-41-22-8

Date of VPC Meeting	October 11, 2022
Request From	C-2
Request To	PUD
Proposed Use	Planned Unit Development to allow multifamily and commercial uses
Location	Approximately 270 feet west of the southwest corner of 24th Street and Thomas Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	15-0

VPC DISCUSSION:

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

Committee members Abbott and Eichelkraut joined during this item, bringing the quorum to 15 members.

STAFF PRESENTATION:

Sarah Stockham, staff, provided an overview of the PUD request, describing the location, the existing and proposed zoning districts and the surrounding uses as well as the site plan and renderings for the proposal. Ms. Stockham shared that the proposal has not received any public correspondence and stated that staff recommends approval subject to stipulations.

APPLICANT PRESENTATION:

Bill Allison, representing the applicant with Withey Morris PLC, introduced himself and stated that the proposal has only seen small changes since it was first brought before the committee for information only. Mr. Allison shared details of neighborhood outreach and feedback from surrounding property owners.

QUESTIONS FROM THE COMMITTEE:

Barry Pacey questioned if the project was contingent on zoning approval in order to change ownership. **Mr. Allison** affirmed that there was a zoning contingency with the buyer. **Mr. Pacey** expressed concern for the possibility that the building might be demolished and rebuilt rather than converted once the zoning entitlements are vested. **Mr. Allison** clarified that the PUD as proposed explicitly provides for the conversion of the hotel and any new construction is outside of the scope of the PUD and would be subject to C-2 standards. **Mr. Pacey** shared it is a well-constructed building that he was familiar with since it was first constructed.

Craig Tribken inquired about utilizing a stipulation to place a time limit on the conversion proposal. **Sarah Stockham**, staff, advised against this as stipulations that create time limits are difficult to enforce. **Chair Swart** affirmed that the Planning and Development Director would not support a time stipulation, however he understands Committee member Tribken's concern.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

MOTION:

Vice Chair William Fischbach motioned to approve Z-41-22-8 per the staff recommendation. **Barry Pacey** seconded the motion.

VOTE:

15-0; motion to recommend approval of Z-41-22-8 per the staff recommendation passes with Committee Members Abbott, Augusta, Bayless, Eichelkraut, Garcia, Grace, Jurayeva, Miler, Nye, Pacey, Rush, Tribken, Wilenchik, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.