



Village Planning Committee Meeting Summary
Z-37-21-4

Date of VPC Meeting	September 28, 2021
Request From	R-3
Request To	WU Code T4:2 SL
Proposed Use	Multifamily Residential
Location	Approximately 207 feet north of the northeast corner of 17th Avenue and Colter Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received on this item.

At this time, Krietor left the meeting reducing the quorum to 11 members (11 being required for a quorum).

STAFF PRESENTATION

Klimek, staff, provided an overview of the case as detailed in the published staff report including background, the proposal for the development of the site for multifamily, and the policy analysis completed by staff. Staff is recommending approval subject to 6 stipulations focusing on streetscape enhancements, bike racks, shaded pedestrian pathways on site, and that eventual redevelopment shall comply with the Walkable Urban Code. Staff is also recommending standard aviation and standard archaeology stipulations.

APPLICANT PRESENTATION

Bill Allison, of Withey Morris, introduced himself as representing the applicant. He indicated that the site is developed with 8 units but is restricted by existing zoning to a maximum of 7 units due to a density cap so the 8th unit cannot be granted a certificate of occupancy. The current owner did not develop the site and inherited the issue and is now seeking to rectify the issue to allow for the 8th unit to be occupied. The proposed transect is broadly consistent with the uses and height permitted on the site and, aside from site improvements that are both planned and included as stipulated, there are no plans to redevelop the site.

QUESTIONS FROM COMMITTEE

Bryck asked what the minimum size threshold is to require a General Plan Amendment.

- **Klimek** responded that the inconsistencies greater than 10 acres in size would require a General Plan Amendment. He added that the proposal for 16 dwelling units per acre is deemed consistent with the General Plan Land Use Map designation because it is within the “higher density” housing category and is therefore deemed consistent.

Adams noted the letter of opposition contained in the packet which suggests the proposed transect allows commercial and asked for clarity on the uses permitted.

- **Allison** responded that other transects do permit some commercial uses but that Transect 4:2 is mostly residential except for permitting a grocery store which, he added, would not be viable or desired on this small site.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

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

MOTION: **Keyser** made a motion to approve the request per staff recommendation. Second by **DeGraffenreid**.

DISCUSSION:

None.

VOTE: **11-0**, motion passes with: Adams, Bryck, DeGraffenreid, Ender, Fitzgerald, Harris, Jones, Keyser, McCabe, Sanchez, and Acting Chair Williams in favor; none in dissent; and none in abstention.

FLOOR/PUBLIC DISCUSSION CLOSED: DISCUSSION

STAFF COMMENTS

None.