



Village Planning Committee Meeting Summary

GPA-NM-1-23-5 (COMPANION Z-88-22-5)

Date of VPC Meeting	March 15, 2023
Request From	Industrial
Request To	Residential 15+ dwelling units per acre
Proposed Use	Multifamily Residence District
Location	Approximately 350 feet south of the southwest corner of 22nd Avenue and Dunlap Avenue
VPC Recommendation	Approval
VPC Vote	12-0-0

VPC DISCUSSION:

Item No. 4 (GPA-NM-1-22-5) and Item No. 5 (Z-88-22-5) are companion cases and were heard together.

No speaker cards were received on this item.

STAFF PRESENTATION

Mr. Nick Klimek, staff, provided an overview of the site, its policy context, the proposal, and the staff recommendation of the General Plan Amendment and development proposal.

APPLICANT PRESENTATION

Mr. Jason Morris, of Withey Morris, introduced himself as representing the applicant. Mr. Morris shared the General Plan Amendment request to change the designation from Industrial to Mixed-Use, and the proposal is to rezone the property from Industrial Park to R-5 zone to allow multifamily residential. This proposal is an adaptive reuse project with additions of amenities for residents. Mr. Morris mentioned the request is an appropriate use of Light Rail Corridor where additional density is warranted, and the request will also enhance a vacant office building that will benefit residents of the area.

QUESTIONS FROM COMMITTEE

Committee Member Whitney mentioned he enjoyed the presentation. Mr. Whitney inquired about the units' price point, and whether the units are going to be rented or sold. **Mr. Morris** replied he imagines the units will be rented at a work-force friendly price point.

Committee Member Larson inquired about affordable housing and noted that it is deeply needed in this area. **Mr. Morris** agreed as affordable housing is needed in this area, and the purpose behind this project is to offer market rate prices with many amenities for its residents.

Committee Member Matthews inquired about the east lot parking adjacent to 22nd Avenue and the largely unshaded areas of parking. Mr. Matthews also inquired about a possible pedestrian accessway that would extend directly east from the building entrance to the public sidewalk on 22nd Avenue which would break up the parking lot and provide direct access to the light rail stop. **Mr. Morris** replied there is possibility of providing shaded structures for parking or diamonds. Mr. Morris replied the city has a stipulation that will require pedestrian access to the light rail station. **Committee Member Matthews** again suggested that there should be a pedestrian pathway extending directly east between the building entrance and the public sidewalk along 22nd Avenue

Committee Member McBride inquired about the TOD Policy Plan for the Northwest Phase 2 about her outreach efforts to gain input from Jason Morris and his team. **Mr. Morris** replied the applicant looks forward to being a part of that process as they realize their responsibility to being a developer in the area.

Chair Jaramillo inquired about Stipulation 2 that may benefit pedestrians. **Mr. Morris** replied that Stipulation No. 2 regarding detach sidewalks will make a difference in the walkability in the area.

PUBLIC COMMENTS
None.

APPLICANT RESPONSE
None.

COMMITTEE DISCUSSION
None.

MOTION

Chair Jaramillo made a motion to approve GPA-NM-1-22-5, per the staff recommendation. **Committee Member McBride** seconded.

VOTE

12-0-0; motion to recommend approval of GPA-NM-1-23-5, per the staff recommendation, passed with Committee Members Alauria, Argiro, Larson, Lenz,

Matthews, McBride, O'Hara, Perez, Sommacampagna, Whitney, Vice Chair Fogelson, and Chair Jaramillo in favor; none in opposition, and none abstaining.

MOTION

Committee Member Whitney made a motion to approve GPA-NM-1-23-5, per the staff recommendation. **Committee Member McBride** seconded.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.