

Village Planning Committee Meeting Summary Z-25-25-4

Date of VPC Meeting	July 1, 2025
Request From	R1-6 and R-3
Request To	R-3
Proposal	Multifamily residential
Location	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0

VPC DISCUSSION:

Committee Member Grace joined the meeting during this item, bringing quorum to 13 members.

One member of the public registered for this item, in support, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Timothy Brown, representing the applicant with Ross Design Group, LLC, provided a presentation summarizing the subject site, proposed rezoning, and proposed site plan and elevations.

QUESTIONS FROM COMMITTEE

Vice Chair Paceley asked for clarification on the parking. **Mr. Brown** replied that carports are not currently shown on the site plan, but he is considering doing covered parking or carports.

Committee Member Grace asked why he wouldn't add carports now if it's something he wants to do. **Mr. Brown** stated that the budget was the primary reason.

Committee Member Sharaby asked for clarification on the number of parking spaces provided and how many would be dedicated. **Mr. Grande** replied with the numbers from the staff report indicating that the proposed site plan meets the minimum parking requirement. **Mr. Brown** highlighted which parking spaces would be dedicated in front of each unit.

Committee Member Abbott asked if the covered parking would count toward building square footage and if all the water retention is on-site. **Mr. Brown** replied that the carports would count toward lot coverage, but the project would not exceed lot coverage, and that the project is designed with a retention area and can bring water to other landscape areas on site.

PUBLIC COMMENTS

None.

MOTION:

Committee Member Grace made a motion to recommend approval of Z-25-25-4, per the staff recommendation. **Committee Member Whitesell** seconded the motion.

VOTE:

13-0; motion to recommend approval of Z-25-25-4, per the staff recommendation passed; Committee Members Abbott, Baumer, Garcia, Grace, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary
Z-25-25-4

Date of VPC Meeting	June 3, 2025
Request From	R1-6 and R-3
Request To	R-3
Proposal	Multifamily residential
Location	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
VPC Recommendation	Continuance
VPC Vote	17-0

VPC DISCUSSION:

Committee Members Abbott, Augusta, Beckerleg Thraen, and Schmieder joined the meeting during this item, bringing quorum to 17 members.

One member of the public registered for this item, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Timothy Brown, an architect working with the applicant for the case stated that the applicant was not present at the meeting. **Chair Fischbach** noted that the applicant listed on the agenda should be available to present to the Committee. **Mr. Brown** requested a continuance to the next meeting.

PUBLIC COMMENTS

None.

MOTION:

Vice Chair Paceley made a motion to recommend a continuance of Z-25-25-4 to the July 1 VPC meeting. **Committee Member Sharaby** seconded the motion.

VOTE:

17-0; motion to recommend a continuance of Z-25-25-4 to the July 1 VPC meeting passed; Committee Members Abbott, Augusta, Beckerleg Thraen, Eichelkraut, Garcia, Langmade, McClelland, Noel, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.