



Village Planning Committee Meeting Summary Z-SP-10-22-5

Date of VPC Meeting	December 21, 2022
Request From	C-2, C-2 (Approved C-2 SP)
Request To	C-2 SP
Proposed Use	Self-service storage facility with underlying C-2 commercial uses
Location	Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0-1

VPC DISCUSSION:

One member of the public signed up to speak in favor of this request.

Committee Member Bill Adams joined the meeting during this item, bringing quorum to 11 members.

STAFF PRESENTATION

Sarah Stockham, staff, provided an overview of the site's location, existing zoning, General Plan Land Use Map designation, and approved policy plans, in addition to the proposed development. Ms. Stockham stated that one letter of support had been received on the case and read the staff findings plus recommended stipulations on the case. Staff recommends approval subject to the stipulations presented.

APPLICANT PRESENTATION

Adam Baugh, with Withey Morris, PLC, introduced himself as the applicant's representative and provided the committee with a summary of the project background. Mr. Baugh discussed the project location, the proposed zoning boundaries, and the details of the proposed development. Mr. Baugh described the neighborhood outreach conducted for the case.

QUESTIONS FROM COMMITTEE

Chair Krentz stated that he is excited about the project.

Jim Larson stated that he applauds the initiative to clean up the location and believes the architecture looks good and the security will be improved. **Mr. Baugh** stated that the proposal will gate the side of the alley near the school.

Tom Argiro asked whether the RV parking was covered. **Mr. Baugh** replied that he didn't believe the RV parking would be covered.

Shannon McBride stated that she is working on expanding the public safety collaboration to this area and that the project will benefit the community in the long term.

PUBLIC COMMENTS

Debra LaPlante introduced herself and stated that there were several positive meetings with the developer and that the project will provide design elements that will be a win for the community.

APPLICANT RESPONSE

None.

COMMITTEE DISCUSSION

None.

MOTION

Jim Larson made a motion to approve Z-SP-10-22-5, per the staff recommendation.

Tom Argiro seconded.

VOTE

10-0-1; motion to recommend approval of Z-SP-10-22-5, per the staff recommendation, passed with Committee Members Adams, Alauria, Argiro, Barraza, Larson, Matthews, O'Hara, Sommacampagna, Whitney, and Krentz in favor with Committee Member McBride abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.