



Village Planning Committee Meeting Summary

Z-22-23-4

Date of VPC Meeting	August 1, 2023
Request From	R-3 and P-1
Request To	C-2
Proposed Use	Outdoor recreation patio and parking lot
Location	Southwest corner of 8th Street and Minnezona Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning district, and the surrounding uses. Mr. Roanhorse discussed project staff report analysis, findings and stipulations.

APPLICANT PRESENTATION:

Patrick Paul, representing the applicant with Snell & Wilmer, LLP introduced himself and acknowledged his experience in working on various development projects. Mr. Paul discussed the existing pub and restaurant and noted the McKenzie family's ownership and efforts to expand the business. Mr. Paul noted that there have been no violations or adverse activities since the McKenzie family bought the property in 2018. Mr. Paul explained the intent of the expansion is to accommodate an outdoor recreation area and parking lot by combining the site into one property. Mr. Paul discussed the existing site, the adjacent areas and described design measures that will reduce sound, lighting, and connectivity the to the Grand Canal. Mr. Paul stated the expansion will include an 8-foot screen wall, shade coverage, sidewalks, bicycle parking and the outdoor recreational area. Mr. Paul discussed security lighting, onsite traffic flow and security staff for the proposed development. Mr. Paul stated the applicant conducted two public meetings and received support from the adjacent neighborhood. Mr. Paul state the McKenzie family have been good neighbors and they expect that to continue that with the proposed expansion. Mr. Paul displayed a video presentation to demonstrate how the proposal will appear with it is completed.

Chair Swart noted that the hours of operation in the presentation were different than what was stated in the discussion. **Mr. Paul** responded that the hours of operation are Monday through Thursday 3:00 pm to 12:00 am, Friday and Saturday 11:00 am to 1:00 am and Sunday 10:00 am to 12:00 am.

QUESTIONS FROM THE COMMITTEE:

Committee Member Abbott asked about automobile access in the parking lot and if it is in one direction. **Mr. Paul** responded that automobile movement will enter from 7th Street and proceed east to the parking lot located on the east side of the property. Mr. Abbott noted that it appears on the site plan there will be lanes for automobiles to move in two directions.

Committee Member Augusta asked about patrons and will the proposed development allow all ages or only patrons over 21 years old. Mr. Paul responded that the intent is to accommodate patrons 21 years old and over and possibly allow younger patrons on Sunday afternoons.

Chair Swart commented on the security measures that will be provided and asked the applicant to assure that security staff will be properly trained with the Title IV requirements in the operation of the business. **Mr. Paul** responded that the applicant would ensure that security staff will be Title IV trained and will be compliant with proper protocols.

PUBLIC COMMENTS:

Robert Scimera stated he owns three properties in neighborhood next to McKenzie's and supports the expansion and the vacant site is an eyesore, and the business will bring in many of the neighbors and create a good atmosphere. Mr. Scimera stated he knows the owners and is supportive of the proposal.

APPLICANT RESPONSE:

None.

Z-22-23-4 MOTION:

Committee Member Greg Abbott motioned to recommend approval of Z-22-23-4 per the staff recommendation. **Committee Member Adiba Jurayeva** seconded.

Z-22-23-4 VOTE:

12-0; motion to recommend approval of Z-22-23-4 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Eichelkraut, Garcia, Grace, Jurayeva, Miller, Rush, Vice Chair Fischbach and Chair Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.