



Village Planning Committee Meeting Summary

PHO-2-20—Z-220-83-6

Date of VPC Meeting	August 4, 2020
Planning Hearing Officer	August 19, 2020
Hearing Date	
Request	1) Modification of Stipulation 1 regarding site plan approval; 2) Modification of Stipulation 2 limiting height to one story.
Location	Northwest corner of 32nd Street and Turney Avenue
VPC Recommendation	Approval
VPC Vote	18-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with PHO-1-20—Z-242-81-6.

Ms. Sofia Mastikhina, staff, provided a brief overview of the request, explaining that two separate zoning cases span the entirety of the site in question. The larger, northernmost portion of the site falls within rezoning case number Z-220-83-6, while the remainder of the site, along Turney Avenue, is part of rezoning case number Z-242-81-6. She explained the zoning designations on the site and on surrounding properties and presented the requested stipulation modifications. She then presented the stipulated site plan, then the new proposed site plan and elevations.

Ms. Wendy Riddell, representing the property investor, provided an overview of the subject property. She explained that in the 1990's, this site was developed into offices and have been used primarily as medical offices since then, and now are in need of reinvestment and redevelopment. The southernmost site, along Turney Avenue, was rezoned into Commercial Office in 1981, and developed into single-story office buildings, although the zoning district allowed a building height of fifty-six feet. Sometime in the late 1980's, the site burned down and was subsequently redeveloped into a parking lot with eleven-foot-tall canopies. The northernmost parcel was rezoned to Commercial Office in 1983, and the only modification being requested now is to allow access onto Campbell Avenue, as the original zoning case limits access to 32nd Street only. She explained that, at the time, Campbell Avenue was much more residential in nature, whereas it has transitioned to more commercial uses in recent years. She then presented the proposed site plan, which includes modern office buildings along 32nd Street, parking to the rear of the site, and a podium parking structure at a maximum

height of twenty-eight feet on the parcel along Turney Avenue, with no access onto Turney Avenue allowed. She presented photos of the existing structures on the site, which are architecturally outdated, and introduced renderings of the new proposed buildings, highlighting the upgrades of the modern structure such as enhanced building materials and overall aesthetics. She outlined the stipulation modification requests, which include removing the one-story height limitation from the southernmost parcel to allow the twenty-eight-foot-tall podium parking structure, and a modification to allow access onto Campbell Avenue from the northern parcel to improve the overall circulation of the site. She pointed out that the property across the street, on the southeast corner of 32nd Street and Campbell Avenue was recently rezoned to Residential Office and access onto Campbell Avenue was permitted. She finalized the presentation by briefly listing other notable developments that were done by her client, Levine Investments. These include Chelsea's Kitchen, Uptown Plaza, Highland Plaza, and Buck & Rider.

Chairman Jay Swart pointed out that all other three corners at the intersection of 32nd Street and Campbell Avenue have vehicular access onto Campbell Avenue.

Ms. Hayleigh Crawford expressed her concern with allowing a left-hand turn onto Campbell Avenue from the north end of the subject site, as this is an already challenging stretch of road and it also contains bike lanes, so allowing another driveway will pose additional safety issues. She asked if the applicant would be willing to allow a right-turn-only onto Campbell Avenue, and noted that the case that the committee approved across the street was limited to right-turn-only also. **Ms. Riddell** explained that the ability to make a left turn onto Campbell is very important for this site, and explained that her team did a comparison of distance from the intersection between this site and the property across the street, which showed that this proposed driveway is over double the distance from the intersection as the R-O property's driveway. She added that this proposed driveway is also ten feet further from the intersection than the Chop Shop on the northeast corner of the intersection. With the other limitations on this site, she explained that having full driveway access onto Campbell Avenue is an important feature for this project. **Ms. Crawford** asked for clarification regarding the requested two-story height limitation, and if the site currently only allows one story. **Ms. Riddell** explained that there is currently a limitation of one story building height, however, in the way that the stipulation is written, there is nothing precluding that one story to extend all the way to the maximum height allowed by the underlying zoning district, which is fifty-six feet. As such, the request to have a maximum building height of two stories and twenty-eight feet for the office buildings and fourteen feet for the parking podium is still under what is allowed by right on the site. **Ms. Crawford** asked staff if the applicant's proposed maximum building height is voluntary or if it is pursuant to an existing code or regulation. **Ms. Mastikhina** replied that it is a voluntary height limitation, as the C-O (Commercial Office District) allows a maximum height of fifty-six feet.

Mr. Barry Pacey asked if the access on Campbell Avenue is for both entry and exit. **Ms. Riddell** replied yes, it is a full access driveway.

Ms. Ashley Nye expressed her support for the proposed driveway on Campbell Avenue, as she has attempted a left turn onto 32nd Street many times and found it to

be very problematic and unsafe given the traffic volume of that street. Given the use of this property, allowing access to Campbell Avenue will be beneficial. She further praised the design of the parking podium on the southern end of the property, stating that the attempts to minimize the appearance of a parking garage and enhancing the street-facing façade are well executed and will be much more appealing than the existing surface parking lot.

Mr. Vic Grace asked if there is a visual representation of what the egress will look like for someone turning left out of the parking lot onto Campbell Avenue. **Ms. Riddell** stated that such an exhibit was not included in the submittal documents but that she can provide one to Committee Member Grace. She explained that details regarding sight visibility and landscaping restrictions at driveway locations will be reviewed by the City during the site plan review and approval process and that the applicant fully intends to comply with all safety requirements.

Ms. Crawford asked if the applicant would be willing to add a stipulation that the parking podium be limited to a height of fourteen feet. **Ms. Riddell** replied that they are willing, however, this will already be accomplished with a stipulation regarding general conformance to the site plan, which already delineates the proposed maximum building height for the office buildings and parking podium.

MOTION FOR PHO-2-20—Z-220-83-6

Mr. Paceley made a motion to approve as filed. **Mr. Tom O'Malley** seconded the motion to approve as filed.

VOTE FOR PHO-2-20—Z-220-83-6

18-0, Motion passes with Committee Members Swart, Fischbach, Abbott, Augusta, Beckerleg Thraen, Crawford, Eichelkraut, Garcia, Grace, McKee, Miller, Nye, O'Malley, Paceley, Rush, Scher, Sharaby and Tribken in favor.

Staff Comments Regarding VPC Recommendation & Stipulations:

None