



Village Planning Committee Meeting Summary PHO-3-19—Z-49-84-1 (2)

Date of VPC Meeting	December 2, 2019
Planning Hearing Officer Hearing Date	December 18, 2019
Request	<ol style="list-style-type: none">1. Modification to Stipulation 1 regarding substantial conformance to the site plan submitted, dated November 2, 1990.2. Technical corrections to Stipulation Nos. 2, 5 and 6.
Location	Southwest corner of Tatum Boulevard and Greenway Road
VPC Recommendation	Approval
VPC Vote	14-0

VPC DISCUSSION & RECOMMENDATION:

Mr. David Simmons, staff, went over the request and highlighted the requested changes. He showed the current site plan, proposed site plan and proposed elevation changes.

Mr. David Cisiewski, with the Law Offices of David Cisiewski, PLLC, representing the applicant, went over the history of the site in great detail. He started with the 1984 original entitlement case and went through the PHO history. He shared that the site is being redeveloped by the same operator. He shared that the current operator simply wants to improve the existing use with a new building that matches current trends and reconfigure the site to make it more modern and navigable. He stated that no new uses are proposed.

Mr. Alan Sparks asked what was happening with the Safeway site behind this site.

Mr. Cisiewski stated that he was unaware of what was going on at the Safeway site.

Mr. Alex Popovic asked if the redevelopment would include new underground storage tanks and asked if any environmental remediation was necessary.

Mr. Cisiewski stated that the underground storage tanks will be replaced and any environmental requirements will be addressed at that time.

Public Comment:

None

VPC Discussion:

Mr. Roy Wise stated that this project is a great improvement.

Mr. Robert Goodhue stated that this redevelopment will be great for the area.

MOTION:

Mr. Roy Wise made a motion to recommend approval of Case No. Z-49-84-1 (PHO-3-19).

Ms. Toby Gerst seconded the motion.

VOTE:

14-0 with committee members Hall, Gubser, Balderrama, Belous, Cantor, Enright, Gerst, Goodhue, Leshner, Popovic, Severs, Sparks, Ulibarri and Wise in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.