



Village Planning Committee Meeting Summary

Z-15-00-8 (PHO-2-20)

Date of VPC Meeting	March 10, 2020
Planning Hearing Officer	March 18, 2020
Hearing Date	
Request	1) Modify Stipulation No. 4 regarding general conformance with the elevations date stamped October 19, 2005; 2) Delete Stipulation No. 5.B regarding shade arcades; 3) Delete Stipulation No. 5.C regarding pitched roofs; 4) Delete Stipulation No. 5.H regarding trees on the west side of buildings; 5) Technical corrections to Stipulations Nos. 3, 7, 9, 14, 23, 26, and 28.
Location	Approximately 360 feet east of the southeast corner of 24th Street and Baseline Road.
VPC Recommendation	Approval except for Stipulation No. 5.H which remained unchanged.
VPC Vote	11-0 Motion passes; with member Larios not present in the room at the time of the motion.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One comment card was received, from the applicant.

Mr. Klimek, staff, provided a presentation on the proposed stipulation modification case. He then invited the applicant to present his information to the committee.

Mr. Everett Fields, of PM Design, introduced himself and provided an overview into the history of the Raising Canes company. He went over the policies of the company and how the company supports community programs where it's restaurants are located. He then went over the site plan being proposed, indicating the location of the patio, site landscaping and other elements. He then went over the elevations and design of the building.

Mr. Coleman asked the applicant to clarify the location of the site.

Mr. Fields provided more details on the location of the site in regards to the larger shopping center. He then discussed the stipulations being requested mentioning that the requirement for pitched roofs did not work with the brand.

Mr. Aguilar discussed the pitched roofs and asked where the plans showed shade.

Mr. Coleman mentioned that he does not like the removal of shade trees due to the local climate.

Ms. Daniels shares the concerns of Mr. Coleman with the proposed removal of the shade trees.

Mr. Fields then approached Mr. Coleman and Ms. Daniels to show the site plan drawing closely. He then mentioned that it was difficult to locate trees along part of the site.

Mr. Brooks mentioned that he highly encouraged maintaining the trees on the site if people were to dine outside due to the climate.

MOTION

Mr. Coleman made a motion to approve the requested stipulation modifications except for Stipulation No. 5H, to remain unchanged, which pertains to landscaping.

Ms. Daniels seconded the motion.

VOTE:

11-0 Motion passes; Mr. Larios was not present in the room at the time of motion.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.