



Village Planning Committee Meeting Summary Z-130-95-2 (PHO-7-18)

Date of VPC Meeting	December 13, 2018
Request	Modification of Stipulation No. 1 regarding general conformance to site plan submitted and dated October 11, 1995 and the cross sections dated October 20, 1995 as modified by the site plan dated June 3, 2016.
Proposed Use	Commercial
Location	Northwest corner of North 3rd Avenue and West Bell Road
VPC Recommendation	Approval
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

David Simmons, Planning and Development Department staff member, provided an overview of the request and history of the site.

Rod Jarvis with Earl Curley and Lagarde, PC, representing the applicant, Winco Foods, LLC gave an overview of the request and emphasized that the proposed modification to Stipulation No. 1 regarding general conformance to the site plan would not affect parking at all due to the fact the site already has more parking than required by ordinance.

Bill Levy asked what type of business was planning to occupy the building on this site.

Mr. Jarvis had a slide prepared showing a list of prospective fast-food restaurant tenants considering the new site, which will be equipped with a drive-thru queuing lane. Mr. Jarvis went down the list with the committee.

MOTION

Bill Levy made a motion to recommend approval of Z-130-95-2 (PHO-7-18). **Russ Osborne** seconded the motion.

VOTE

6-0 Motion to recommend approval of Z-130-95-2 (PHO-7-18) passed unanimously; with members Grossman, Dileo, Levy, Osborne, Romero and Williams in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.