



Village Planning Committee Meeting Summary

PHO-4-21—Z-47-19-7

Date of VPC Meeting	January 10, 2022
Planning Hearing Officer	January 19, 2022
Hearing Date	
Request	Review of site plan, landscape plan, and elevations per Stipulation 24
Location	Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road
VPC Recommendation	Approval as filed
VPC Vote	7-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sofia Mastikhina, staff, provided an overview of the site and explained that the request is for review and approval of elevations and various plans.

Wendy Riddell, representative with Berry Riddell, provided background information on the original rezoning of the site, which included commercial entitlement with a height waiver. The subject site sits in front of the proposed movie theater parcel and the development proposal is for a 55,000-square-foot commercial anchor. She provided the locational context of the site in relation to other major developments in the area and the proposed site plan. She pointed out how the proposed plan adheres to the stipulated site design elements such as pedestrian connections and architectural embellishments. She presented the proposed building elevations, noting the use of brick, shade overhangs, and metal accents that are consistent with the building design of the commercial development to the north.

PUBLIC COMMENT

Dan Penton stated that this development will lay down the infrastructure improvements needed for the movie theater and asked if the applicant has a timeline on that development. **Riddell** replied that they do not have a timeline for the movie theater project yet.

MOTION

Vice Chair Abegg made a motion to approve the request as filed. **Jennifer Rouse** seconded the motion.