



## **Village Planning Committee Meeting Summary Z-84-04-7 (PHO-2-19)**

**Date of VPC Meeting**

December 17, 2019

**Request**

Modification of Stipulation 1 regarding general conformance to site plan date stamped June 17, 2005 and elevations date stamped June 17, 2005 and June 28, 2005

Deletion of Stipulation 2 regarding Planning Hearing Officer approval of a landscape plan

Deletion of Stipulation 4 regarding a covered walkway and shading requirements

Deletion of Stipulation 5 regarding shaded walkways and paving materials

Deletion of Stipulation 6 regarding parking at rear of the site

Deletion of Stipulation 8 regarding a 55-foot right-of-way dedication for the east half of 75th Avenue

Deletion of Stipulation 9 regarding right-of-way, bus-bay, and transit pad on 75th Avenue north of Lower Buckeye Road

Deletion of Stipulation 10 regarding a 55-foot right-of-way dedication for the north half of Lower Buckeye Road

Deletion of Stipulation 11 regarding a right-of-way triangle dedication at the northeast corner of 75th Avenue and Lower Buckeye Road

Deletion of Stipulation 12 regarding a Traffic Impact Study

Technical corrections to Stipulations 3 and 13

<b>Location</b>	Approximately 300 feet east of the northeast corner of 75th Avenue and Lower Buckeye Road
<b>VPC Recommendation</b>	Approve as requested
<b>VPC Vote</b>	5-0-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Mr. Klimek** provided an overview of the request which is primarily related a change in the site plan proposed on a single parcel that was only a small part of a much larger rezoning. The parcel was depicted as a fast food restaurant on the stipulated site plan; however, the current site plan is for a slightly larger and more modern fast food establishment which therefore requires that stipulations be modified.

**Mr. Ben Tate**, of Withey Morris and representing the applicant, introduced the project and provided rationale for the request. While originally planned for fast food, the change in site plan requires the stipulation requiring general conformance to the site plan be modified. The site, having been part of a much larger zoning entitlement case, also includes several stipulations that are not relevant to the property or have been fulfilled by other components of the larger development.

Discussion about: whether the development would build-out the half street between the site and 75th Avenue; what right of way improvements would occur as part of this development; and whether a traffic study is still appropriate.

**Mr. Tate** responded that the half-street will be constructed the full distance of the subject site including tapers to the surrounding street widths but will not reach 75th Avenue; he also noted that the development of this parcel may lead to development of the vacant sites toward the intersection, thereby leading to street improvements. Landscape improvements will occur along the street frontage. The project will be subject to a traffic review in the site plan review process which will flag and resolve any traffic issues.

**Discussion and concerns** related to left-turning movements into the site from Lower Buckeye, traffic congestion on Lower Buckeye related to inconsistent street widths, and whether the adjacent casita development to the north and east are aware of the planned use and its potential impacts.

**Mr. Tate** responded that the site has long been planned for fast food and that steps are taken through the site plan review process to ensure potential impacts are mitigated.

### **MOTION**

**Mr. Danzeisen** motioned to approve as requested.

**Mr. Cardenas**, seconded the motion.

### **VOTE**

**5-0**, motion passed, with Committee Members

**VOTE:**

The motion was approved, Vote: 5-0-0

Yes (5): Ademolu, Sanou, Cardenas, Perez, and Danzeisen in favor.

No (0): None

Abstained (0): None

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None