



Village Planning Committee Meeting Summary

PHO-3-20— Z-84-04-7

Date of VPC Meeting April 21, 2020

Planning Hearing Officer May 20, 2020
Hearing Date

- Request**
- 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped June 17, 2005 and elevations date stamped June 17, 2005 and June 28, 2015.
 - 2) Deletion of Stipulation 2 regarding Planning Hearing Officer approval of a landscape plan;
 - 3) Deletion of Stipulation 2.A regarding shaded seating areas in circular courtyards.
 - 4) Deletion of Stipulation 2.B regarding shaded seating in the plaza area.
 - 5) Deletion of Stipulation 2.C regarding a 75-foot by 75-foot enhanced landscape area at the corner of 75th Avenue and Lower Buckeye Road.
 - 6) Deletion of Stipulation 2.D regarding 50-foot by 50-foot enhanced landscape areas at entry drives.
 - 7) Deletion of Stipulation 4 regarding a covered walkway and shading requirements.
 - 8) Delete Stipulation 5 regarding shaded walkways and paving materials.
 - 9) Delete Stipulation 6 regarding parking at rear of the site.
 - 10) Deletion of Stipulation 12 regarding a Traffic Impact Study.
 - 11) Deletion of Stipulation 12.A regarding additional right-of-way dedication as required by the approved Traffic Impact Study.
 - 12) Deletion of Stipulation 12.B regarding traffic signals.
 - 13) Technical corrections to Stipulations 3, 9 and 13.

Location The northeast corner of 75th Avenue and Lower Buckeye Road

VPC Recommendation

Approve as requested by the applicant.

VPC Vote

8-0

VPC DISCUSSION & RECOMMENDATION:

Mr. Bojorquez, staff, provided a background presentation on the site, the existing entitlements, and the request to modify stipulations. The applicant proposes a gas station and convenience store, similar use as what was previously approved on that portion of the original site plan. The applicant is proposing new building elevations and also proposes deletion of several stipulations related to landscape setbacks, pedestrian pathways, traffic related conditions, among others. Some of the stipulations proposed to be deleted were related to other portions of the original site plan outside of the subject property.

Mr. David Cisiewski, of Land Development Consultants, introduced himself and the project. He explained that the development is the last undeveloped parcel of the northeast corner 75th Avenue and Lower Buckeye Road. Regarding the layout of the site, he mentioned that site proposed a similar layout as that shown in the original site plan. He added that there would be two street connections in addition to a shared access drive with the adjacent fast food restaurant to the east of the site along Lower Buckeye Road. He then went over the proposed interior floor plan and layout of the convenience store, noting the location of food and beverage stations. Mr. Cisiewski discussed the elevations proposed and ended by explaining that the new proposal would be an improvement over the existing entitlement.

Chair Perez discussed the history of previous Planning Hearing Officer (PHO) entitlement cases for other properties in the same commercial corner.

Mr. Daffra asked Mr. Cisiewski on the number of parking spaces that were provided on site and on what street improvements were proposed on adjacent streets. He also asked the applicant whether there would be restroom facilities located in the convenience store.

Mr. Cisiewski responded by explaining the location of the restroom facilities in the floor plan of the convenience store. He added that his team is working with the Transportation Department to identify necessary street improvements.

Chair Perez asked if there would be traffic lane additions provided within the adjacent streets by this proposed development.

Mr. Cisiewski explained that there would be right-of-way improvements along the intersections adjacent intersection.

Chair Perez requested further clarification from Mr. Cisiewski.

Vice Chair Kahland mentioned that his understanding was that there will be a traffic lane added along Lower Buckeye Road.

Mr. Cisiewski responded that yes, a traffic lane is going to be added.

Chair Perez expressed concerns with truck traffic along the northern entrance/exit to the subject site as this is adjacent to a new multifamily development immediately to the north. She expressed concern with not notifying the new residents in the multifamily development of potential issues with traffic by the proposed development. She then asked Mr. Cisiewski about the location of bus stop pads adjacent to the site.

Mr. Cisiewski responded that he was not sure of the exact location of bus pads adjacent to the subject site.

MOTION:

Mr. Cardenas motioned to approve as requested by the applicant. **Mr. Danzeisen** seconded the motion to approve.

DISCUSSION:

None.

VOTE:

8-0, motion passed, with Committee Members Perez, Kahland, Ademolu, Barquin, Cardenas, Cartwright, Danzeisen and Sanou in favor; no members in abstention or opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.