



Village Planning Committee Meeting Summary PHO-2-24--Z-1-93-7(4)

Date of VPC Meeting	May 21, 2024
Date of Planning Hearing	June 12, 2024
Officer Hearing Request	<ol style="list-style-type: none">1) Request to modify Stipulation No. 1 regarding general conformance with the site plan date stamped February 11, 20222) Request to delete Stipulation No. 3 regarding vehicular access to Melvin Street3) Request to modify Stipulation No. 6 regarding a 10-foot sidewalk easement
Location	Northwest corner of 35th Avenue and Van Buren Street
VPC Recommendation	Approval with an additional stipulation
VPC Vote	8-0

VPC DISCUSSION:

Item No. 7 (PHO-2-24--Z-1-93-7(4)) and Item No. 8 (PHO-2-24--Z-23-95-7(4)) were heard together.

No members of the public registered to speak on these items.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request, proposed commercial development, and added the proposed modifications and deletions proposed by the Planning Hearing Officer (PHO) applications.

Applicant Presentation:

Brian Greathouse, representing the applicant with Burch & Cracchiolo P.A., began the presentation by summarizing the surrounding land use and original proposal which included a gas station with a convenience store. Mr. Greathouse stated that the current proposal consisted of two different rezoning cases, hence both PHO requests. Mr. Greathouse noted that the proposal would have access via 35th Avenue and Melvin

Street but that a bus stop would prevent access via Van Buren Street. Mr. Greathouse concluded the presentation by displaying the proposed site plan and elevation renderings noting the requests found in the Zoning Adjustment case.

Questions From the Committee:

Parris Wallace stated that there was already a taco business on site. Ms. Wallace asked if the business owners knew of the proposed redevelopment. **Mr. Greathouse** stated that the applicant, Panda Express, has worked with the property owner regarding the redevelopment.

Chair Lisa Perez asked the committee for their opinion regarding access on Melvin Street. Chair Perez noted that the committee had concerns with access when the rezoning case came to the committee. **Ms. Wallace** noted that the proposed Panda Express restaurant would generate a lot of traffic. Ms. Wallace provided an example of a similar situation across the street. Ms. Wallace voiced her concerns regarding commercial traffic on a local street and individuals blocking the residential houses and parking in the neighborhood. **Chair Perez** voiced her agreement. Chair Perez noted that the dollar store across the street has caused commercial traffic on a local street. Chair Perez suggested adding a right-in and right-out sign on Melvin Street. **Ms. Wallace** noted that she agreed with not having access on Van Buren Street but had concerns regarding Melvin Street.

Angelica Terrazas suggested creating a triangular shaped island or 'pork chop' exit that would allow for a right-out access into the site. **Chair Perez** voiced her agreement. **Ms. Wallace** voiced her agreement. **Mr. Greathouse** stated that if a stipulation was added, he requested adding language that would include the approval of the Street Transportation Department. **Chair Perez** noted that the intent was to encourage right-out on Melvin Street regardless of if it was a triangular island or sign. Chair Perez noted that the Street Transportation Department could have a better solution to limit Melvin Street to right-in and right-out. **Ms. Wallace** voiced her agreement.

Public Comment:

None.

Committee Discussion:

None.

Motion:

Kristine Morris motioned to recommend approval of PHO-2-24--Z-1-93-7(4) with the following additional stipulation:

- Site access on Melvin Street shall have some sort of deterrent to encourage right-out only, as approved by the Street Transportation Department.

Paris Wallace seconded the motion.

Vote:

8-0, motion to recommend approval of PHO-2-24--Z-1-93-7(4) with an additional stipulation passed with Committee Members Brown, Burd, Morris, Serrette, Terrazas, Wallace, Cartwright, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.