

public interest and purpose of the standard for which the modification is requested equally well or better than a plan which complies with the standard for which the modification is requested.

Member Weitkunat seconded the motion.

The motion was approved 6-0.

Member Weitkunat moved for approval of the requested modification to Section 4.22(E)(a-b) of the Land Use Code.

Member Gavaldon seconded the motion.

The motion was approved 6-0.

Member Gavaldon moved for approval for the Boston Chicken P.U.D., Major Amendment, #79-93B with the attached condition for the landscape inspection as stated in the staff report.

Member Weitkunat seconded the motion.

The motion was approved 5-1 with Member Davidson voting in the negative.

---

**Project:** 200 - 220 West Prospect Road, Project Development Plan, #30-97

**Project Description:** Request for a PDP for two existing buildings on two lots under single ownership located at 200 and 220 West Prospect Road. The primary purpose of the PDP is to establish a change of use for 200 West Prospect Road from office/retail to office/retail/fast food. There is no change of use for 220 West Prospect but is included for internal circulation and public improvement purposes. 200 West Prospect is 2,400 s.f. and 220 is 3,310 s.f.

**Staff Recommendation:** Approval

**Hearing Testimony, Written Comments and Other Evidence:**

Ted Shepard, Senior Planner gave the staff presentation recommending approval.

Planner Shepard stated that requested modification #3, regarding the number of trees in the eastern landscape strip is no longer needed. The trees have been added since the staff report went to print.

Jim Sell, Jim Sell Design representing the applicant gave a brief presentation. Mr. Sell gave a history of the site, showed slides of the property, slides of the proposed project, upgrades of sidewalk, curb-cut and trees, parking on the site, pedestrian access, landscaping, and signage.

### **Public Input**

Richard Anderson, owner of the building spoke about the project. He stated that Vinni's Pizza would be stable and serve as a long-term tenant.

Joyce Ham, Owner of Vinni's Pizza spoke about their project. She stated that they employ from 24 to 32 people. She stated that the cost of relocating the business after the flood has been extensive. She stated that they have some dine in business, but mostly delivery. She asked the Board to grant the change of use because it would greatly enhance the property with the upgrades.

### **Public Input Closed**

There was discussion about the drainage on the property.

**Member Davidson moved to approve 200 - 220 West Prospect Road, project Development Plan, #30-97 with the proposed modifications 1 thru 6 with the exception of #3, which is no longer needed.**

**Member Gavaldon seconded the motion.**

**The motion was approved 6-0.**

**There was no other business.**

**The meeting was adjourned at 10:15 p.m.**