



Village Planning Committee Meeting Summary

PHO-1-18--Z-142-06-7

Date of VPC Meeting	January 14, 2019
Request	<ol style="list-style-type: none">1) Modification of Stipulation No. 1 regarding general conformance to the site plan dated October 16, 2006;2) Deletion of Stipulation No. 2 regarding submission of elevations for Planning Hearing Officer Review;3) Deletion of Stipulation No. 3. regarding a delayed preliminary site plan submittal until the Loop 202 freeway is completed.4) Deletion of Stipulation No. 4 regarding PHO review of lighting, signage and landscape plans.5) Deletion of Stipulation No. 5 regarding screening of trash and mechanical enclosures.6) Deletion of Stipulation No. 6 regarding a requirement to utilize Energy Star rated materials.7) Deletion of Stipulation No. 7 regarding trees planted adjacent to office buildings.8) Technical correction of Stipulation No. 8 regarding a change to the department name.
Zoning/ Proposed Use	C-2 and R-3A / Commercial and Multi-Family Residential
Location	Southwest Corner of 59th Avenue and Southern Avenue
VPC Recommendation	Approval
VPC Vote	9-0

DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Cody White, staff, delivered a brief presentation outlining the request for both items 6 and 7.

Mr. Alan Beaudoin, applicant, delivered a presentation outlining the request and the changes made to the request since he presented to the Committee during the previous month.

Mr. Beaudoin emphasized that his team has been working very closely with the Laveen Citizens for Responsible Development and several members of the Laveen Village Planning Committee. **Mr. Beaudoin** also noted that his team has reached out to the Maricopa Community College District which has submitted a letter of support for the project.

Mr. Beaudoin mentioned that the revised proposal includes a number of additional pedestrian connections to the surrounding area, and that the project is now gated, as proposed. **Mr. Beaudoin** stated that the revised proposal also includes additional vehicular access to 59th Avenue and to Southern Avenue.

Mr. Beaudoin outlined his proposed changes to the stipulation modifications. He proposed expanding upon stipulation No. 1 to stipulate general conformance to a site plan with specific regard to two-story buildings along the perimeter, a reduced unit count of 716 units, and that no more than 40 units shall be shifted between phases of the project. **Mr. Beaudoin** continued with changes to Stipulation No. 1, adding 10% improved open space, and a total of 28% open space be provided, a minimum of two ingress and egress points, and gated access to both phases of the project.

Mr. Beaudoin addressed his proposed changes to Stipulation No. 2 regarding review and comment for building elevations, landscape and lighting plan. **Mr. Beaudoin** shared that he had been working with Committee Member Abegg and had added a number of specific landscape stipulations and that all items would be brought back for review and comment. **Mr. Beaudoin** outlined the remaining modifications and noted that there was no change from the previously requested modifications.

Chairman Robert Branscomb opened the floor to committee discussion.

Mr. Randy Schiller inquired about a label on the proposed site plan regarding proposed units above garages. **Mr. Beaudoin** responded that there are several units above individual garages proposed along the western boundary of the site. **Mr. Schiller** asked if the project would be managed as two separate communities. **Mr. Beaudoin** responded that the project would be developed in two phases, but might be jointly managed.

Ms. Wendy Ensminger shared her concern with the proposed density of the project.

Ms. Jennifer Rouse shared her concern with the proposed density of the project.

Ms. Cinthia Estela thanked the applicant for their efforts, but expressed concern with the traffic and congestion generated by the project.

Mr. Curtlin Johnson asked if the community would have fencing around the community. **Mr. Beaudoin** replied that it would, with pedestrian gates provided at several locations.

Ms. Linda Abegg thanked the applicant for their efforts in responding to Committee concerns. **Ms. Abegg** asked if there were opportunities for additional pedestrian connections. **Mr. Beaudoin** replied that pedestrian gates will be provided wherever vehicular gates exist, and at several other points throughout the project. **Ms. Abegg** requested that a landscape stipulation be clarified to address specific tree caliper sizes. **Ms. Abegg** requested that an additional stipulation be added requiring a pitched roof for all buildings on site.

Ms. Wendy Ensminger asked the applicant how willing they were to work with the committee on the density of the project. **Mr. Beaudoin** responded with his belief that the applicant team has already made significant compromise regarding the unit reduction and the other stipulation modifications.

Chairman Robert Branscomb opened the floor to public comment.

Mr. James Hughes delivered public comment regarding whether or not the land owners have received compensation when a portion of their land was purchased by ADOT for the Loop 202 South Mountain Freeway.

Mr. Gerald Cormier delivered public comment regarding his concerns with the density of the proposed project.

Mr. Daniel Penton delivered public comment regarding the lack of public safety resources in the area, and the adverse impact this project may have on area response times.

Mr. Phil Hertel delivered public comment and thanked the applicant for their efforts. **Mr. Hertel** stated that, more than any other place in Laveen, this is a perfect location for a multi-family development, and that he agreed with the majority of stipulation changes. **Mr. Hertel** cautioned the Committee with regard to additional density changes, stating that this is a good project and additional requirements may not make for a feasible project.

Mr. Jon Kimoto delivered public comment thanking the applicant for the effort and asked the Committee to approved the request.

Ms. Nicki Denman delivered public comment and expressed concern regarding the proposed configuration of 59th Avenue. **Ms. Denman** asked whether or not the applicant has talked to the school district regarding capacity.

Chairman Robert Branscomb closed the floor to public comment.

Mr. Alan Beaudoin, applicant, responded to public comment. He mentioned that there is a lot of work left to do regarding the adjacent street configuration issues, but expressed his desire to work with staff to craft a solution. **Mr. Beaudoin** thanked **Mr. Hertel** for his analysis and suggestions and expressed his willingness to comply with **Mr. Hertel's** stipulations.

MOTION

Ms. Linda Abegg motioned to recommend approval of the request, **Mr. John Mockus** seconded the motion.

VOTE

9-0, Motion to recommend approval passed unanimously; with Committee Members Branscomb, Abegg Ensminger, Estela, Johnson, Mockus, Ortega, Rouse and Schiller in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.