



Village Planning Committee Meeting Summary

PHO-2-24--Z-62-13-7

Date of VPC Meeting	April 16, 2024
Date of Planning Hearing Officer Hearing Request	April 17, 2024
	1) Request to modify Stipulation No. 1 regarding general conformance with the site plan and landscape plans date stamped September 20, 2017. 2) Request to modify Stipulation No. 2 regarding Commerce Park/General Commerce Park Development Standards along the east property line. 3) Technical correction to Stipulation No. 8.
Location	Approximately 1,320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION:

Staff Background Presentation:

Nayeli Sanchez Luna, staff, displayed the location and noted the acreage of the subject site, location, and proposal. Mrs. Sanchez Luna summarized the proposed modifications and technical corrections.

Applicant Presentation:

Taylor Earl, representing the applicant with Earl & Curley P.C., provided an overview of the proposed PHO case. Mr. Earl displayed the subject site and noted the surrounding uses including industrial/warehouse buildings and an APS Substation. Mr. Earl noted that the development would improve the street frontage including landscaping and noted the power lines along the street. Mr. Earl summarized the proposed changes to Stipulation No.1 regarding general conformance to the site plan. Mr. Earl added that the stipulation would be modified to meet the current proposal. Mr. Earl noted the 200-foot landscape buffer to the south adjacent to a residential neighborhood. Mr. Earl stated that Stipulation No. 8 was modified per correspondence received by the Street Transportation Department. Mr. Earl summarized the different requirements for properties that are considered on a perimeter lot line or interior lot line for Commerce Park development. Mr. Earl noted that the modification to Stipulation No. 3 would clarify

that the east property line is considered an interior lot line. Mr. Earl concluded the applicant presentation by summarizing the proposed improvements and the requested modification to the stipulations.

Questions from the Committee:

Chair Lisa Perez noted that Committee Member Melanie Burd lived in the area and asked if she had any comments. **Melanie Burd** noted that she did not have any concerns with the proposed modifications and added that she was glad to see development occur on the vacant parcel. **Chair Perez** agreed.

Co-Vice Chair Beth Cartwright asked if the intent of the modification to Stipulation No. 3 was to distinguish the difference between an interior lot line and a perimeter lot line. **Mr. Earl** confirmed and noted that the stipulation would state that the east property line is an interior lot line.

Andre Serrette noted that he also lived in the area and added that he supported development on the site. Mr. Serrette voiced his support for improvements on the street frontage that would occur with development.

Public Comments:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Co-Vice Chair Beth Cartwright motioned to recommend approval of PHO-2-24--Z-62-13-7. **Melanie Burd** seconded the motion.

Vote:

9-0, Motion passed with Committee Members Ayala, Barquin, Brown, Burd, Dominguez, Morris, Serrette, Cartwright, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.