



Village Planning Committee Meeting Summary
PHO-3-26--Z-14-19-8

Date of VPC Meeting	March 16, 2026
Date of Planning Hearing	March 18, 2026
Officer Hearing	
Request	1) Modification of Stipulation 3 regarding the minimum landscape setback
Location	Northeast corner of 59th Avenue and Elliot Road
VPC Recommendation	Approval
VPC Vote	10-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

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 and noted the proposed modification presented in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

Dana Burkhardt, representing the applicant with Sustainability Engineering Group, began the presentation by providing background information including the zoning designation on the site and the surrounding proposed land uses including a self-service storage warehouse to the north and a multi-family development project to the east. Mr. Burkhardt noted that there were numerous reasons to reduce the proposed 30-foot landscape setback to 25 feet. Mr. Burkhardt noted that there was a drainage channel that was over 18 feet deep on the site along Elliot Road as well as other constraints. Mr. Burkhardt added that due to the site constraints, the building was moved so a portion of the structure was inside the landscape setback. Mr. Burkhardt added that the reduction of the landscape setback would help accommodate the site. Mr. Burkhardt stated that the multi-use trail was still going to be constructed along Elliot Road and that the frontage of 59th Avenue will also include a detached sidewalk. Mr. Burkhardt concluded the presentation by ensuring that the site would still have sufficient landscaping.

Questions From the Committee:

Carlos Ortega asked if the only request was to reduce the landscape setback from 30 feet to 25 feet. **Mr. Burkhardt** confirmed.

Rebecca Perrera noted that the original case was presented to the committee in 2019 and it was nice to see the updated plans and asked if the modified landscape area would reduce the overall shade percentage. **Mr. Burkhardt** stated that they will exceed the required shading requirements by providing 33% shade on all detached sidewalks. **Mr. Burkhardt** stated that the multi-use trail will have a solid tree canopy for shade.

Kristi McCann stated that she had similar concerns to those voiced by Committee Member Perrera. Ms. McCann asked if the shrubs and trees will be lost along the west side of the property because the landscape setback is only required to be 30 feet. Ms. McCann pointed to the landscape plan and said that the landscape seemed to exceed the minimum 30 feet, but it would be lost in the development process. **Mr. Burkhardt** stated that the 30-foot landscape setback on the west side would not be reduced and that a bus pad would also be provided. **Mr. Burkhardt** added that the shrubs would not be lost. **Ms. McCann** voiced her confusion. **Ms. Sanchez Luna** noted that the required west landscape setback is a minimum of 30 feet, but that the developer could always do more. Ms. Sanchez Luna pointed to the landscape plan and noted that the building is in the south landscape setback. Ms. Sanchez Luna added that a building cannot be located within the landscape setback. **Ms. McCann** thanked staff and noted that she understood and added that she would not like to lose the extra landscaping.

Jennifer Rouse stated that she understood that the request was regarding the landscape setback but stated that she would like to see sufficient lighting at the proposed gas station and convenience store. Ms. Rouse noted the intersection of 51st Avenue and Baseline Road and the concerns with lighting at that gas station and convenience store. Ms. Rouse added that she did not have concerns with the proposed landscape setback but wanted to voice her request for adequate lighting. **Brett Griffin**, with Terrible's, stated that all their gas stations have adequate lighting and clean facilities. **Mr. Griffin** added that they pride themselves on having a clean location.

Mixen Rubio-Raffin asked if the 25-foot landscape setback would be required for the entire length of the southern perimeter. **Mr. Burkhardt** confirmed. **Ms. Rubio-Raffin** asked if there was any way to prevent the modifications to the landscape setback. **Mr. Burkhardt** noted that modification was required and that they will still be providing plenty of shade and constructing the multi-use trail along Elliot Road. **Ms. Rubio-Raffin** asked what the distance was from the property line up to the building. **Mr. Burkhardt** noted that it was 27 feet of landscape. **Ms. Rubio-Raffin** asked for information regarding the bicycle parking racks. **Mr. Burkhardt** pointed to the landscape plan and stated that they will have bicycle parking near the building frontage located north of the building.

Patrick Nasser-Taylor stated that he looked forward to the multi-use trail being completed because he utilized that trail daily. **Mr. Nasser-Taylor** added that the majority

of the convenience store was aesthetically pleasing but recommended adding more accent materials to the frontage facing the street. Mr. Nasser-Taylor suggested adding the Terrible's logo and that he thought this gas station would be welcomed to the community that had to drive all the way to 51st Avenue.

Ms. Perrera added that she had never heard of Terrible's until today. **Mr. Griffin** stated that Terrible's originated from Las Vegas and that it is a family-owned business. Mr. Griffin noted other future locations, including one in Mesa and noted that they are partnered with Chevron. **Ms. Perrera** added that the preferred gas station company in the village is QuikTrip and appreciated hearing that the site will be clean.

Co-Vice Chair Francisco Barraza noted that the Las Vegas locations have slot machines but that he did not have any concerns with the proposal.

Co-Vice Chair JoAnne Jensen stated that this type of development made sense in this area.

Chair Stephanie Hurd noted that Laveen prides itself on having enhanced building facades including numerous building materials. Chair Hurd added that the committee follows each case and will be following the case closely. Chair Hurd noted that she appreciated the shade and agreed that people really appreciated clean gas stations such as QuikTrip. Chair Hurd requested the applicant consider all the comments made by the committee.

Public Comment:

None.

Committee Motion, Discussion, and Vote:

Motion:

Jennifer Rouse motioned to recommend approval of PHO-3-26--Z-14-19-8. **Rebecca Perrera** seconded the motion.

Vote:

10-0, motion to recommend approval of PHO-3-26--Z-14-19-8 passed with Committee Members McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Staff comments regarding VPC Recommendation:

None.