



Village Planning Committee Meeting Summary

PHO-1-18_Z-151-05-7(8)

| | |
|-----------------------------|---|
| Date of VPC Meeting | May 14, 2018 |
| Request | <ol style="list-style-type: none">1) Modification of Stipulation No. 1A regarding general conformance to site plan date stamped December 13, 2005;2) Deletion of Stipulation No. 1B regarding general conformance to elevations date stamped October 13, 2005;3) Deletion of Stipulation No. 2 regarding a landscape plan to be administratively approved by the Planning Hearing Officer;4) Deletion of Stipulation No. 2A regarding shading seating within the courtyard and plaza areas5) Deletion of Stipulation No. 2B regarding shaded seating areas on the patios adjacent to Pads D and K;6) Deletion of Stipulation No. 2C regarding all entry drives shall be developed with a minimum 50 X50 enhanced landscape areas;7) Deletion of Stipulation No. 3 regarding pedestrian walkways shall be provided between Pads E and F;8) Deletion of Stipulation No. 4 regarding pedestrian walkways located outside of driving aisles;9) Deletion of Stipulation No. 14 regarding buildings being limited to single-story in height except for E and L;10) Modification of Stipulation No. 16 regarding development shall be subject to a comprehensive sign plan that excluding LED electronic message reader boards;11) Technical correction to Stipulation No. 8 |
| Zoning/ Proposed Use | C-2/ ALDI Grocery and other commercial uses |
| Location | Southeast corner of 59th Avenue and Baseline Road |
| VPC Recommendation | Approval with modifications |
| VPC Vote | 8-0 |

DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Wendy Riddell, the applicant, provided the Committee with a brief presentation detailing the zoning history, surrounding uses and zoning districts, approved site plan and elevations, and proposed site plan and elevations. In addition, she described the specific stipulation modification requests and rationales.

Ms. Riddell explained that a Planning Hearing Officer (PHO) was needed because the previously approved site plan could not accommodate the addition of an ALDI grocery store. She noted that due to the changes in site layout, many of the stipulations are no longer relevant. Ms. Riddell stated that she worked with the Laveen Citizens for Responsible Development (LCRD) when designing elevations for the site.

Ms. Linda Abegg stated concerns with removing Stipulation 2 regarding PHO administrative approval of a landscape plan. She further. **Ms. Riddell** explained that landscaping will be addressed through the development process. She stated that she would not be comfortable returning to PHO again; however, she would be comfortable retaining the stipulation as it is.

Ms. Cymone Bolding expressed concerns regarding the removal of Stipulation 2.

Mr. Carlos Ortega stated he would encourage the developer to maintain a consistent look along the street fronts, especially Baseline Road. He also echoed concerns with removing Stipulation 2.

Ms. Abegg asked for clarification regarding whether or not PHO administrative approval requires a public hearing. **Ms. DiMartino** stated that if the stipulation is retained, the landscape plan would not come back to the Committee as it would be administratively approved by the Planning Hearing Officer. Administrative approvals do not come back before the Committee for public hearing.

Ms. Riddell reiterated that she would object to coming back to the Committee for another PHO hearing.

Ms. Tonya Glass was in agreement with Committee members Abegg, Bolding, and Ortega, regarding concerns related to removing Stipulation 2. She further explained that she had concerns about the removal of Stipulation 14 regarding building height.

Mr. Ortega asked the applicant if Mr. Phil Hertel, Mr. Jon Kimoto, and Mr. Steven Klein were working contracted for her as they are named in Stipulation 17. **Ms. Riddell** stated Mr. Hertel, Mr. Kimoto, and Mr. Klein, were not contracted by her company, they are just community residents. **Ms. DiMartino** clarified that Stipulation 17 was approved as part of the Z-151-05 rezoning case that took place in 2005.

Mr. Gary Flunoy asked if two-stories would be possible on the site? **Ms. Riddell** stated that two-stories and 30 feet are allowed on-site; however, the ALDI grocery store will not be two-stories in height.

Mr. Phil Hertel, resident, explained that the applicant worked on elevations with the LCRD and that he like the overall development. He expressed concerns with the

proposed deletion of Stipulation 2 and the proposed modification of Stipulation 16 as the applicant would not be required to come back to the Committee and PHO.

Ms. Lori Gonzalez, resident, stated that the LCRD did not take a formal position on the case. She explained that the LCRD members speaking on the case tonight, are speaking as individuals and not as representatives of the LCRD.

Mr. Jon Kimoto, resident, stated that he liked the overall project as the applicant had made some significant and positive changes to the site plan. He stated that he would like to see architectural details and features and a rural theme incorporated into the elevations. Additionally, he requested that the applicant include landscape diamonds for enhanced landscaping.

Jennifer Rouse left the meeting, bringing the quorum to 8 members.

Mr. Sandy Hamilton, resident, stated he is on the LCRD and would have liked the applicant to present the most updated changes at an LCRD meeting.

Ms. Riddell stated that she would prefer to retain the PHO administrative approval and would be willing to increase the landscaping requirement to 15%.

Ms. Abegg suggested modifying Stipulation 2 to retain PHO administrative approval and modify the language to require increased landscaping and parking islands and a consistent streetscape along Baseline Road.

Mr. Ortega asked if the rest of the LCRD would like to be added to Stipulation 17 for notification purposes. **Ms. Gonzalez** stated she would like the LCRD board added to the additional notification.

Ms. Abegg requested that the Committee discuss a potential motion. She outlined the potential stipulations:

Stipulations approved as requested: 1.a, 3, 4, 8, 14, and 16

Stipulations to be modified: 1.b, 2, 2.a, 2.b, 2.c, and 17

Stipulations to be deleted: None

MOTION:

Ms. Linda Abegg made a motion to approve the request with modifications, **Mr. Carlos Ortega** seconded the motion.

VOTE:

8-0 – Motion to approve with modifications passes.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The VPC recommended stipulations are as follows:

1. That the development shall be in general conformance with the following plans:
 - a. The site plan date stamped ~~December 13, 2005~~ **MARCH 2, 2018;**
 - b. The elevations ~~date stamped October 13, 2005~~ **PRESENTED AT THE MAY 14, 2018 LAVEEN VPC HEARING.**
2. That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO) with specific regard to ~~landscaped office courtyards, plaza and patio areas and enhanced entry drives. :~~
 - a. ~~That the courtyard and plaza areas within the offices shall include shaded seating areas~~
 - b. ~~That the patios adjacent to Pads D & K shall include shaded seating areas.~~
 - c. ~~That all entry drives shall be developed with minimum 50' x 50' enhanced landscape areas~~
 - A. 15% LANDSCAPING IN PARKING LOT;**
 - B. BASELINE ROAD LANDSCAPING SHALL BE CONSISTENT WITH THE BASELINE ROAD CORRIDOR STREETSCAPE;**
 - C. PARKING DIAMONDS**
3. ~~That all pedestrian walkways located outside of driving aisles shall be shaded as approved by the Development Services Department.~~
4. ~~That all pedestrian walkways located outside of driving aisles shall be shaded as approved by the Development Services Department.~~
8. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the ~~Development Services Department~~ **PLANNING AND DEVELOPMENT DEPARTMENT**. All improvements shall comply with all ADA accessibility standards.
14. ~~That all buildings shall be limited to single story in height except for Pads E & L. If Pads E& L develop as a sit-down type restaurant, a second level outdoor patio-roof top dining area shall be allowed at the rear of the buildings.~~
16. ~~That development shall be subject to a comprehensive sign plan approval in accordance with Section 705 of the Zoning Ordinance. The sign plan shall exclude LED electronic message reader boards~~ **SHALL NOT BE PERMITTED**. ~~The sign plan shall be presented to the LVPC for review and comment prior to submission to the Zoning Administrator.~~
17. That any request to delete or modify stipulations be presented to the LVPC for review and comment prior to submission to the PHO/ZHO. Notification of such a request must also be given to ~~Steven Klein, Phil Hertel, and Jon Kimoto~~ **AND THE LCRD BOARD.**

- *Stipulation 17 was not advertised as part of the PHO. Staff would suggest maintaining Stipulation 17 and add a new stipulation that reads:*
“That any request to delete or modify stipulations be presented to the LVPC for review and comment prior to submission to the PHO/ZHO. Notification of such a request must also be given to the LCRD Board.”