



Village Planning Committee Meeting Summary

PHO-3-22--Z-120-00-7

Date of VPC Meeting	May 17, 2022
Date of Planning Hearing Officer Hearing	May 18, 2022
Request	1) Modification of Stipulation 1 regarding general conformance to site plan date stamped January 28, 2008 and elevations date stamped April 14, 2005 and January 11, 2008. 2) Technical corrections to Stipulations 5, 6, and 10.
Location	Approximately 375 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road
VPC Recommendation	Approval
VPC Vote	6-0

VPC DISCUSSION:

Nayeli Sanchez Luna, staff, provided information regarding the subject site, including the location, size, and the surrounding zoning. Ms. Sanchez Luna stated that Rezoning Case No. Z-120-00-7 established the C-2 zoning on the site subject to stipulations and added that a Planning Hearing Officer (PHO) request was to modify stipulations rather than change the zoning on the site. Ms. Sanchez Luna summarized previous stipulation modification and deletion requests including the request to modify Stipulation No. 1 in 2005 to allow for a CVS development and the request to modify Stipulation No. 1 and the deletion of No. 9 in 2008. Ms. Sanchez Luna concluded her presentation by stating that the proposed development was for a Cobblestone Auto Spa and a Gravity Coffee and that the request was to modify Stipulation No. 1 regarding general conformance to the site plan and elevations and technical corrections to Stipulations No. 5, 6, and 10.

Jesse Macias, representing the applicant with M3 Design, provided information regarding the history of Cobblestone Auto Spa and added that the company had been locally owned since 1997. Mr. Macias summarized the history of Gravity Coffee and noted that the business began in Tacoma, Washington and that this would be the first Gravity Coffee location in Estrella. Mr. Macias concluded his presentation by summarizing the history of the subject site including previous stipulation modification requests, providing an overview of the context plan, and explaining the proposed site plans and elevations for Cobblestone Auto Spa and Gravity Coffee.

Questions from the committee:

Lisa Perez stated that a bookmobile was going to be located east of the subject site and asked the applicant if there was going to be any buffering between the subject site and the adjacent property to the east. **Mr. Macias** stated that the proposed development would have a ten-foot landscape setback that would act as a buffer between the Cobblestone Auto Spa/Gravity Coffee and the bookmobile. **Ms. Perez** asked if the site would utilize the existing entry points. **Mr. Macias** confirmed that the entry points would not be modified. **Ms. Perez** asked the applicant to describe the proposed signage on the site. **Mr. Macias** stated that the site would have a monument sign as well as signage on the building and noted that all signs would follow the design review standards.

Public comment:

None

Applicant response:

None

Committee discussion:

None.

Motion:

Kevin Danzeisen motioned to recommend approval of PHO-3-22--Z-120-00-7. **Melanie Burd** seconded the motion.

Vote:

6-0, motion to approve passed, with committee members Cartwright, Burd, Danzeisen, Perez, Terrazas, and Cardenas, in favor.

Staff comments regarding VPC Recommendation

None.