



Village Planning Committee Meeting Summary
PHO-1-25--Z-12-22-7

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| Date of VPC Meeting | April 14, 2025 |
| Date of Planning Hearing Officer Hearing | April 16, 2025 |
| Request | 1) Request to modify Stipulation No. 2 regarding review of conceptual elevations. |
| Location | Northwest corner of 47th Avenue and Baseline Road |
| VPC Recommendation | Approval with additional stipulations |
| VPC Vote | 10-0 |

VPC DISCUSSION:

Two 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 concluded the staff presentation by summarizing the proposed single-family elevations and added the proposed modifications proposed in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

Melissa Vasquez, representing the applicant with Ashton Woods, began the presentation by displaying the proposed architectural elevations for single-family development. Ms. Vasquez summarized the different series that would be available for purchase and noted the Spanish, Farmhouse, and Craftsman architecture. Ms. Vasquez concluded the presentation by summarizing the proposed square footage, size of the garage, and available electric vehicle capabilities.

Questions From the Committee:

Jennifer Rouse stated that she had concerns regarding the proposed entrance into the subdivision. Ms. Rouse noted that she lived west of the proposed subdivision and

added that drivers do not slow down on this portion of the road. Ms. Rouse added that she also had concerns with adequate lighting and making sure that the sidewalks are completed. Ms. Rouse asked if the houses would be for sale. **Ms. Vasquez** confirmed. **Chair Stephanie Hurd** noted that the request was to evaluate the conceptual elevations. **Ms. Rouse** understood the need for two-story houses but added that she would like a wide range of variation on Baseline Road and within the subdivision to prevent it from looking like a “cookie-cutter” subdivision. **Ms. Vasquez** noted that she had no control over the site plan layout but would take back any feedback and provide it to the developers. **Ms. Rouse** appreciated the range of colors and noted that she liked that they were not all beige.

Kristi McCann agreed with Committee Member Rouse’s concerns regarding lighting. Ms. McCann noted that two lights above the garage doors and one on the front door will help keep the community visible. Ms. McCann voiced her distaste for the Spanish architectural series. Ms. McCann asked why windows were not being proposed on the garage door or on the front door. **Ms. Vasquez** noted that the windows on the garage door are optional and up to the buyer. Ms. Vasquez added that most property owners do not want windows on the garage door and that the front door has a peephole.

Michael Doromal stated that he did not have a problem regarding the proposed elevations, but he had questions regarding the site plan. Mr. Doromal asked if the open areas were protected so children would not run into the street. **Ms. Vasquez** stated that all open spaces were centrally located away from arterial streets.

Juanita Darby asked for the location of the proposed subdivision. **Chair Hurd** provided a detailed description of the location and intersection. **Ms. Darby** asked for the total number of houses proposed. **Ms. Vasquez** noted that 58 houses were shown on the site plan.

Linda Abegg asked what stipulations are being modified. **Ms. Vasquez** stated that they were not modifying any stipulations. Ms. Vasquez clarified that they were there to present the conceptual building elevations because of the PHO request. **Ms. Abegg** noted that the Spanish architecture series didn’t have any accent materials as described in Stipulation 2.c. **Ms. Vasquez** noted that Spanish elevations are typically exempt from the accent material. **Ms. Abegg** voiced her disagreement. Ms. Abegg stated that models with two stories needed a minimum of two windows on all sides to break up the stucco exterior. **Ms. Vasquez** stated that all sides that don’t have two windows are located internally. Ms. Vasquez noted that two story houses are not very common due to the current market but would consider adding an additional window. **Ms. Abegg** stated that a stipulation will be required for additional windows on two story houses and that there needed to be verification regarding the Spanish series and accent materials mentioned in Stipulation No. 2.c. Ms. Abegg provided the language for the proposed stipulation that would require the Spanish series to have additional accent materials which were exempt from Stipulation 2.c and require any two story house to have a minimum of two windows on any side that faces the street.

Patrick Nasser-Taylor shared the same concerns regarding traffic as Committee Member Jennifer Rouse. Mr. Nasser-Taylor noted that a separate traffic lane would be required for vehicles to turn into development without causing congestion and safety issues. Mr. Nasser-Taylor asked if homebuyers choose the type of architecture and series. **Ms. Vasquez** confirmed but stated that they were required to have some sort of variation and that she keeps track of this to meet code requirements. Ms. Vasquez added that two of the same style could not be next to each other. **Mr. Nasser-Taylor** asked if the price changed according to the chosen model. **Ms. Vasquez** stated that the Spanish series is the most affordable. **Mr. Nasser-Taylor** stated that all the different series looked the same just different colors.

Co-Vice Chair JoAnne Jensen voiced her optimism but notes that the elevations looked very similar. Co-Vice Chair Jensen stated that she supported the additional stipulation regarding the Spanish series and additional windows.

Co-Vice Chair Francisco Barraza noted the traffic congestion on 47th Avenue and bus stop and noted that a turning lane into the site should be required. **Ms. Vasquez** stated that she could not speak regarding the design but would ensure that all concerns are brought up to the developer.

Chair Hurd agreed that that Spanish series should not be exempt from the requirements found in Stipulation No. 2.c.

Public Comment:

Phil Hertel asked for the expected construction date. **Ms. Vasquez** noted that she did not have that information. Mr. Hertel asked how wide the lots were. Ms. Vasquez stated that they were 45 feet wide. Mr. Hertel voiced his disappointment regarding the elevations. Mr. Hertel asked if the buildings had 18-inch overhang. Ms. Vasquez stated that that was not required in this rezoning case. Mr. Hertel stated that the overhang should be required and asked if the driveways were 22 feet long. Ms. Vasquez confirmed that the driveways were 22-feet. Mr. Hertel stated that the elevations needed more enhancements.

Jon Kimoto stated that elevations should blend with the desert landscaping and that the provided elevations needed more enhancements. Mr. Kimoto emphasized the importance of overhangs to protect elevations from weather damage. Mr. Kimoto added that there needed to be more variations on the roof line and pitch and that more embellishments were required, especially on the corner lots.

Applicant Response:

Ms. Vasquez noted that all the rooflines had enhanced pitch and that she was not opposed to the stipulation that would require the roof overhang on all sides except the Spanish series.

Committee Discussion:

Ms. Abegg noted that the Spanish architecture needed to have more embellishments.

Mr. Nasser-Taylor agreed but noted that he wanted to keep some affordability.

Kristi McCann agreed that Stipulation No. 2.c did not exclude Spanish architecture and agreed that more accent materials were needed.

Mr. Nasser-Taylor asked the architect if she had seen anything different used for accent materials without drastically increasing the price. **Ms. Vasquez** stated that shutters and maybe some wire accents were added. **Ms. Vasquez** stated that she was not opposed to any additional enhancements but made it clear that it would reflect the price.

Ms. Abegg asked how much these possible enhancements would cost. **Ms. Vasquez** noted that the price would increase anywhere between 5,000 to 7,000 dollars. **Ms. Abegg** asked what materials could be added that would least impact on the price. **Ms. Vasquez** listed the materials such as windows, shutters, arched windows. **Ms. Abegg** drafted a stipulation that would require Spanish elevations to be limited to 20 percent of the community and have enhancements such as arched windows, hipped roofs, decorative shutters and corbels. **Ms. Vasquez** noted that the Spanish series is usually not located on the perimeter of the development but rather in the interior.

Chair Hurd noted that the intent was to prevent cookie cutter houses. Chair Hurd asked Jon Kimoto for his opinion. **Ms. Vasquez** voiced her support for the stipulation.

Ms. McCann stated that the elevations look way too similar.

Andre Serrette asked for the square footage of the proposed floorplans. **Ms. Vasquez** provided the dimensions.

Co-Vice Chair Jensen asked if the footprint was the same. **Ms. Vasquez** noted that the floorplan varied.

Mr. Nasser-Taylor asked if the floor plans were the same as the subdivision located at Estrella Crossing. **Ms. Vasquez** noted that it was like the subdivision located on 35th Avenue.

Ms. Abegg reiterated the proposed stipulations that included 18-inch overhangs, enhanced elevations on the second story for any street facing side, Spanish series enhancements.

Chair Hurd asked **Ms. Vasquez** if she approved of the additional stipulations. **Ms. Vasquez** requested that the Spanish series be exempt from the 18-inch overhangs.

Co-Vice Chair Jensen stated that if the goal was to keep rain off windows, then the overhangs should be located all the way around.

Chair Hurd asked Jon Kimoto for his opinion. **Mr. Kimoto** stated that the goal was to have an attractive design and asked if a stipulation could be added to increase the variety of rooflines. **Chair Hurd** thanked Mr. Kimoto. **Ms. Vasquez** stated that this would increase the cost but that gutters could be added instead.

Ms. Abegg asked if the elevations needed overhangs and gutters.

Mr. Kimoto and **Mr. Hertel** stated that the overhangs were more important and a wide range of rooflines that include hip, gable and Dutch gable. **Ms. Vasquez** was not opposed but stated that it would increase the price.

Motion:

Linda Abegg motioned to recommend approval of PHO-1-25--Z-12-22-7 with the following additional stipulations.

- 18-inch overhang on all four sides, except Spanish elevations
- Any street facing side of a two story home must have a minimum of 2 windows or other visual elements to break up building massing
- Spanish elevations are exempt from 2c but are limited to 20% of the homes in the community and must include at least two of the following in the street facing elevations: arched windows, hipped roof, decorative shutters, or decorative corbels
- A variety of rooflines will be included throughout the community including hip, gable, and Dutch gable; the developer will label the elevation drawings with the type of roof used

Jennifer Rouse seconded the motion.

Vote:

10-0, motion to recommend approval of PHO-1-25--Z-12-22-7 with additional stipulations passed with Committee Members Abegg, Darby, Doromal, McCann, Nasser-Taylor, Rouse, Serrette, Barraza, Jensen, and Hurd in favor.

Staff comments regarding VPC Recommendation:

None.