

## ATTACHMENT B

# Estrella

VILLAGE PLANNING COMMITTEE



## Village Planning Committee Meeting Summary PHO-3-26--Z-57-06-7

<b>Date of VPC Meeting</b>	March 17, 2026
<b>Date of Planning Hearing</b>	March 18, 2026
<b>Officer Hearing Request</b>	<ol style="list-style-type: none"><li>1) Modification of Stipulation No. 1 regarding site plan, elevations, and conceptual landscape plan</li><li>2) Deletion of Stipulation No. 2 regarding the pedestrian circulation plan</li><li>3) Deletion of Stipulation No. 3 regarding an off-site enhanced landscape feature</li><li>4) Deletion of Stipulation No. 4 regarding an enhanced landscape feature at the entrance</li><li>5) Deletion of Stipulation No. 9 regarding right-of-way dedication</li><li>6) Technical corrections to Stipulation Nos. 5 and 10</li></ol>
<b>Location</b>	Approximately 500 feet west of the northwest corner of 91st Avenue and Lower Buckeye Road
<b>VPC Recommendation</b>	Approval, with an additional stipulation
<b>VPC Vote</b>	6-0

### **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, proposed single-family attached development, and added the proposed modifications and deletions proposed by the Planning Hearing Officer (PHO) application.

### **Applicant Presentation:**

**Jason Sanks**, representing the applicant with Iplan Consulting, began the presentation

by displaying the subject site and summarizing the proposed modification and deletions to the stipulations. Mr. Sanks noted that the proposal would consist of 130 single-family attached houses, which would have a lower density than permitted by the R-3 zoning. Mr. Sanks stated that each home would have a semi-private yard and would consist of two to three bedrooms. Mr. Sanks noted that they have had numerous conversations with the school located north of the subject site regarding student access. Mr. Sanks also displayed a proposed bus route pick-up and drop-off for other school buses and noted the shared access with the future gas station to the east. **Chair Lisa Perez** stated that Committee Member Kristine Morris is the superintendent of the school district in this area and that it was important to have bus access. **Mr. Sanks** added that school north of the site did not agree to a pedestrian access gate adjacent to their site. **Chair Perez** noted that she had a lot of concerns regarding the off-duty police officer stopping traffic. **Kristine Morris** stated that she had concerns with the bus drop-off and pick-up area being accessed by the adjacent commercial parcel proposing a gas station and convenience store. Ms. Morris noted that she wanted to ensure that students within her district have safe areas to allow for pick-up and drop-off. **Mr. Sanks** noted that the area will have signs prohibiting parking in the area or another option would be buses entering the neighborhood and using the private road to turn around. **Chair Perez** noted her frustration with the off-duty police officer stopping traffic and causing a lot of traffic safety issues and noted that she would like to add a pork-chop entrance along Lower Buckeye Road in order to prevent vehicles from crossing numerous lanes just to turn left. **Ms. Sanchez Luna** noted that she had two possible stipulations provided by the Street Transportation Department that would address Chair Perez's concerns. **Mr. Sanks** noted the proposed median that would prevent left turns out of this development for the main entrance. **Chair Perez** noted that she wanted to address the western entrance. Mr. Sanks continued the presentation by displaying the numerous proposed amenities including a pet recreation area and two large canopies with over six benches. Mr. Sanks concluded the presentation by stating that the development would have sufficient open space and a multi-use trail along Lower Buckeye Road.

#### **Questions From the Committee:**

**Chair Perez** stated that the C-2 zoning on the site allows for multi-family development up to R-3 development standards. Chair Perez noted that she had reservations with commercial parcels converting to multi-family but noted that the applicant has been wonderful to work with and was open to discussions, questions, and working with the committee. Chair Perez stated that she was glad to hear that the applicant was willing to work to address the traffic safety issues.

**Parris Wallace** asked if EV infrastructure would be provided for each house or if an EV charging station would be provided. **Mr. Sanks** noted that the houses would not have a charging station but would have the cables needed in case a homeowner decided to install a fully functioning charging station. Mr. Sanks added that guest parking will be provided but EV charging ports would not.

**Ms. Morris** asked for more information regarding the pick-up area that would be shared with the adjacent gas station and convenience store. **Mr. Sanks** noted that the area

would be owned by the gas station and that no parking would be allowed within 30 feet of the designated loading area. Mr. Sanks noted that on-street parking would be prohibited. **Chair Perez** provided an example located on 75th Avenue. **Ms. Morris** noted that her main concern was having a designated safe loading area for children. **Mr. Sanks** added that if the committee wanted, he was open to stipulating the loading area and the access gate north of the site. Mr. Sanks stated that the homeowners association would be in charge of the multi-use trail and retention landscaping.

**Ms. Wallace** asked for more information regarding pedestrian circulation since it was proposed to be deleted. **Mr. Sanks** noted that the original stipulation was for pedestrian circulation between different commercial developments but that the proposed single-family attached development would have plenty of pedestrian pathways. **Ms. Wallace** asked for an explanation regarding the landscape stipulation removal. **Mr. Sanks** noted that original stipulation required a landscape feature on the corner of 91st Avenue and Lower Buckeye Road and that this development does not touch that corner. Mr. Sanks added that the other stipulation was being removed because it did not apply to residential development.

**Vice Chair Romona Burris** asked what grades were being taught at the school to the north. **Ms. Morris** noted that the school was for kindergarten through eighth grade. **Vice Chair Burris** stated that she did not see a proposed playground or tot lot to accommodate young children. **Ms. Sanks** added that there would be a large ramada and picnic area with plenty of seating and pet recreation area but that they could reevaluate if a tot lot could be added. **Vice Chair Burris** stated that the stated vision of the development did not match what they are marketing. Vice Chair Burris stated that families will have small children and would require a tot lot. **Ms. Wallace** voiced her agreement. **Mr. Sanks** noted that they would consider adding a tot lot but that it could be hot. **Ms. Wallace** suggested a shading structure to cover the tot lot or alternative material other than metal. Ms. Wallace noted that it was important to add multi-generational features.

**Dustin Thrower** suggested picking one of the smaller green open space areas and placing the tot lot there. **Vice Chair Burris** stated that if the developer was advertising this as family community, then playgrounds or tot lot features should be added. **Mr. Sanks** stated that not all amenities are fully determined and that they can evaluate if a tot lot can be added.

**Renee Dominguez** agreed that as a parent and grandparent, it was important to have pedestrian circulation and multigenerational features. Ms. Dominguez voiced her concern about the proposed gas station adjacent to the site. **Ms. Morris** agreed and voiced concerns with children's safety as well. **Mr. Sanks** noted the concern and stated that he appreciated it being brought up now rather than later. **Chair Perez** added that the lack of amenities in the area created the need for additional amenities in the development.

**Vice Chair Burris** asked if the development has an access gate, who will maintain it

and if it would be ADA compliant. **Mr. Sanks** stated that the homeowner's association would maintain the gate and confirmed that it would be ADA compliant.

**Vice Chair Burris** asked how long this developer has been in this line of work. **Mr. Sanks** noted over 30 years. **Vice Chair Burris** asked numerous questions regarding investors, rental properties and how to prevent this from occurring. **Mr. Sanks** noted that the property owners are allowed to rent out their property and that the majority of these properties would be owned by individuals rather than investors.

**Public Comment:**

None.

**Committee Motion, Discussion, Vote:**

**Chair Perez** asked if anyone had any additional comments before a motion and a vote. **Ms. Sanchez Luna** asked if the committee will be adding a stipulation provided by the Street Transportation Department. **Chair Perez** noted that based on the discussions, the best way to address the traffic safety issues would be the stipulation requiring the westernmost driveway to be moved. **Mr. Sanks** noted that they had sufficient retention to accommodate the move.

**Motion:**

**Vice Chair Romona Burris** motioned to recommend approval of PHO-3-26--Z-57-06-7 with the following additional stipulation:

- The center of the westernmost driveway shall be located a minimum of 50-feet east of the median nose, as approved by the Street Transportation Department.

**Renee Dominguez** seconded the motion.

**Vote:**

**6-0**, motion to recommend approval of PHO-3-26--Z-57-06-7 with an additional stipulation passed with Committee Members Dominguez, Morris, Thrower, Wallace, Burris, and Perez in favor.

**Staff comments regarding VPC Recommendation:**

The Street Transportation Department has reviewed the proposed stipulation and does not have any additional comments.