



Village Planning Committee Meeting Summary

PHO-3-21— Z-155-01-7

Date of VPC Meeting	July 20, 2021
Planning Hearing Officer	July 21, 2021
Hearing Date	
Request	1) Modification of Stipulation 5 regarding detached sidewalks, landscape strip, and planting standards along arterial, collector, and transitions onto local streets.
Location	Northeast corner of 103rd Avenue and Broadway Road
VPC Recommendation	Approval as requested by the applicant.
VPC Vote	7-0 Motion passes; with members Ademolu, Cartwright, Perez, Rush, Sanou, Wallace and Cardenas in favor; None in dissent.

VPC DISCUSSION & RECOMMENDATION:

No requests to speak from members of the public were received on this agenda item.

Enrique Bojórquez Gaxiola, staff, introduced himself and provided a presentation on case PHO-3-21—Z-155-01-7. He discussed the location of the site, the requested stipulation modification by the applicant and the landscape area affected along the Broadway Road frontage.

Andy Jochums, with Beus Gilbert PLC., introduced himself as the applicant and discussed the general location of the project site, noting the location of a Bureau of Reclamation (BOR) property south of the site along Broadway Road. This BOR property prevents the placement of trees in the landscape strip between the sidewalk and back of curb along Broadway Road, with a utility easement north of this sidewalk further restricting the placement of trees without authorization by the utility company. He discussed the existing conditions east and west of the property along the Broadway Road frontage and requested the modification to Stipulation No. 5 due to these conflicts noted previously.

Lisa Perez asked for clarification on how the city of Phoenix will meet the goals of providing shade if utility conflicts exist.

Mr. Bojórquez responded that shade is reviewed on a case by cases basis, as some areas of the city have utility lines which can create conflicts. The city is open to exploring other ways to achieve shade where possible.

Mr. Jochums discussed the BOR and utility-related issues which limit their ability to place trees along Broadway Road.

Ms. Perez asked if utilities such as SRP will allow certain species of trees under powerlines or keeping trees trimmed down to prevent issues. There are not many trees shading sidewalks in this part of the Estrella Village.

Mr. Jochums responded that SRP stopped allowing trees under their powerlines approximately 8 months ago and since then, it has been very difficult.

Chairman Cardenas asked for further discussion or a motion on the item.

MOTION:

Ms. Perez motioned to approve case PHO-3-21—Z-155-01-7 as requested by the applicant. **Mr. Cardenas** seconded the motion to approve.

DISCUSSION:

Ms. Perez asked staff to provide a comment from her to the Planning Hearing Officer pertaining to the city needing mechanisms to promote shade and further the goals of plans such as the “Tree and Shade Master Plan”, and find ways to maintain shade.

VOTE:

7-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.