



Village Planning Committee Meeting Summary PHO-1-19—Z-06-03

Date of VPC Meeting April 19, 2019

Planning Hearing Officer May 15, 2019
Hearing Date

Request

- 1) Delete Stipulation Nos. 10b and 10d;
- 2) Modify Stipulation Nos. 10a and 10c;
- 3) Technical corrections to Stipulation Nos. 1, 4, 6, 8, 9, and 13.

Location Southeast corner of 91st Avenue and Lower Buckeye Road

VPC Recommendation Approval as requested
VPC Vote 6-0

VPC DISCUSSION & RECOMMENDATION:

Mr. Nick Klimek provided an overview of the request, the site, and the specific background and implications of each stipulation modification.

Stipulation Nos 10a and 10c are related to the proposed change in use from commercial to multifamily residential and are both common updates in addition to the technical corrections contained in the request.

Stipulation 10b requires a 75' by 75' landscape entryway feature at the southeast corner of 91st Avenue and Lower Buckeye Road. The history of the stipulation language appears to come from the Estrella Village Arterial Landscape Program. While the plan does not prescribe an entry feature at this intersection of 91st Avenue and Lower Buckeye, the proposed site plan appears to include a significant amount of open space at the location.

Stipulation 10d requires a pedestrian connection be created between the residential neighborhood through the subject site via the open space locations at the perimeter of the site.

He shared that pedestrian connections have been developed in the adjacent neighborhood under the presumption the development of the subject site would provide access to and through the previously approved commercial center on the site. He asked the committee to consider the appropriateness of maintaining

elements of this stipulation to provide pedestrian connectivity between the residential areas and to both arterial streets.

Mr. PT Hurley, applicant, introduced himself and explained that his family owned this property for the past 80 years and was responsible for the development of the Hurley Ranch neighborhood on their former farmland. In the original rezone of 280 acres, this property was envisioned as multifamily but was later rezoned to commercial in 2003 which failed to develop. The request is to develop the property as a high quality, multifamily development that respects and complements the surrounding neighborhood.

Mr. Micheal Treger, applicant, introduced himself, his history developing approximately 1,000 units over the past 20 years as owner and/or builder throughout the region. He outlined the vision for the project. He explained that Mr. Hurley was interested in appropriate and responsible development at the corner the complements the surrounding area and his company intends to execute this vision. The project will be a high quality and professionally-managed multifamily development with a variety of amenities.

Ms. Lisa Perez provided background on the PHO process for the audience including that zoning entitlements already exist on the site for commercial and residential uses.

Mr. Gary Kahland expressed strong support for pedestrian connectivity generally. Pedestrian connectivity allows residents to safely access the limited amenities available in the Estrella Village. While supportive of pedestrian connectivity generally, he expressed that it is impractical to preserve the pedestrian connectivity to and through the site from the adjacent neighborhood for the proposed use.

Discussion from the committee regarding the following issues:

- strong concerns related to traffic, specifically ingress/egress to and from the site and questions related to using the Lower Buckeye emergency access as an exit only;
- support for pedestrian connectivity through the site but agreement that it is not realistic to preserve pedestrian connectivity on the site;
- questions about whether the units are market-rate or subsidized; and
- questions about whether the two-story units will be able to peer into the yards of the one-story units in the adjacent neighborhood.

Mr. Michael Treger stated that the Lower Buckeye emergency access should be able to function as an exit only and agreed that it would both alleviate congestion issues and be favored by residents. He further stated that all units will be market-rate and that the project has been planned to avoid any privacy impact on the adjacent neighborhood.

MOTION

Mr. Mark Cardenas motioned, with a second from **Mr. Kevin Danzeisen**, to approve Z-6-03 (PHO-1-19) subject as requested.

VOTE

6-0, motion passed, with Committee Members Perez, Kahland, Ademolu, Cardenas, Sanou, and Danzeisen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Approved as requested. Significant discussion about traffic impact.

Consensus between VPC and applicant supporting a gated “exit only” onto Lower Buckeye, if feasible.