



Village Planning Committee Meeting Summary

PHO-2-22--Z-39-12-7

Date of VPC Meeting	June 13, 2022
Date of Planning Hearing	June 15, 2022
Officer Hearing Request	1) Deletion of Stipulation 3 regarding a 50-foot landscape setback along 51st Avenue and Baseline Road. 2) Deletion of Stipulation 4 regarding a multi-use trail along 51st Avenue and Baseline Road.
Location	Approximately 660 feet north of the northeast corner of 51st Avenue and Baseline Road
VPC Recommendation	Approval
VPC Vote	7-1

VPC DISCUSSION:

STAFF BACKGROUND PRESENTATION

Julianna Pierre provided information regarding the location of the site and surrounding zoning. She provided a brief history of the site discussing the original rezoning case and subsequent Planning Hearing Officer cases. She noted that the current PHO proposal was determined to be in conformance with the original 2012 site plan. She reviewed the request to delete Stipulation No. 3, regarding a 50-foot landscape setback along 51st Avenue and Baseline Road, and Stipulation No. 4, regarding a multi-use trail (MUT) along 51st Avenue and Baseline Road.

APPLICANT PRESENTATION

Jesse Macias, applicant and representative with M3 Design, discussed that the proposed development is for a Take 5 oil change and lubrication facility. He noted that there would be no auto repair permitted at the location and the hours of operation would likely be 7AM to 7PM. He stated that there is a request to delete Stipulation No. 3 because the landscape buffers along 51st Avenue are not consistent. He stated that the proposal would maintain a 30-foot landscape setback to align with adjacent properties. He added that there is a request to delete Stipulation No. 4 because there is an existing MUT, but it is within City right-of-way (ROW). He added that the stipulation would require development of a second MUT in this location.

QUESTIONS FROM COMMITTEE

Vice Chair Linda Abegg asked if there is a way to incorporate or retain Stipulation No. 4 and **Committee member Carlos Ortega** asked for additional clarification. **Jesse**

Macias explained that the MUT already exists, but it is the City ROW. He clarified that retention to the stipulation would result in a MUT in the ROW and then a second MUT on the site. **Julianna Pierre** displayed the City's GIS map aerials to show the existing MUT. Committee members agreed that there was no need to retain the stipulation if the intent was met by the existing MUT.

Chair Tonya Glass asked about existing adjacent landscaping. **Jesse Macias** reviewed the adjacent landscaping setbacks. The Committee agreed that the landscaping should match what exists.

MOTION

Vice Chair Linda Abegg made a motion to approve PHO-2-22--Z-39-12-7. The motion was seconded by **Committee member Jennifer Rouse**.

VOTE

7-1, motion passed; Committee members Glass, Abegg, Barraza, Hurd, Jensen, Knight, and Ortega in favor and Committee member Rouse in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.