



Village Planning Committee Meeting Summary Z-49-21-7

Date of VPC Meeting	November 16, 2021 October 19, 2021 (Continued)
Request From	RE-35 (Single-Family Residence District) (11.83 acres)
Request To	C-2 (Intermediate Commercial) (11.83 acres)
Proposed Use	Commercial uses
Location	Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road
VPC Recommendation	Approval, per the staff recommendation presented in the staff report
VPC Vote	5-0 Motion passes; with members Cartwright, Perez, Rush, Joel Sanou and Cardenas in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases Z-49-21-7 and Z-SP-5-21-7 were heard concurrently.

No members of the public registered to speak on these items.

Chairman Cardenas asked the committee whether a presentation on these cases was necessary given the information provided last month on these cases.

Lisa Perez stated that a presentation was not necessary on these cases. She discussed the continuance of both cases from last month and expressed interest in analyzing the current location of the Village Core.

Chairman Cardenas asked the committee for discussion or a motion on this case.

Enrique Bojórquez, staff, mentioned that the applicant for these cases has some updates that she would like to discuss with the committee.

Chairman Cardenas asked for a presentation by the applicant on these two cases.

Michelle Bach, with EAPC Architects Engineers, introduced herself as the applicant and discussed the location of the site, public participation, and showed a revised site plan. The revised site plan depicts a convenience store with fuel canopies, a retail

building, and a self-service storage warehouse building. She discussed the access to the site and a landscape plan. Updated building elevations and renderings were discussed, including building materials. She concluded the presentation by requesting approval of these two cases.

Ms. Perez asked if there will be gates between the different phases. **Ms. Bach** responded that no gates are proposed.

Ms. Perez asked questions regarding the access to the site. **Ms. Bach** discussed the access and loading areas proposed for the self-service storage warehouse portion of the site.

Ms. Perez stated that this is an industrial area and appreciates that the applicant changed the car wash use for a retail building instead.

Chairman Cardenas asked for further discussion or a motion on each case.

MOTION – Z-49-21-7:

Mr. Cardenas motioned to approve case Z-49-21-7 per the staff recommendation in the staff report. **Ms. Perez** seconded the motion to approve.

VOTE – Z-49-21-7:

5-0, motion passed; Members Cartwright, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

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Request To	C-2 (Intermediate Commercial) (11.83 acres)
Proposed Use	Commercial uses
Location	Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road
VPC Recommendation	Continuance to the November 16, 2021 meeting.
VPC Vote	7-0 Motion passes; with members Ademolu, Cartwright, Danzeisen, Perez, Rush, Joel Sanou and Cardenas in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases Z-49-21-7 and Z-SP-5-21-7 were heard concurrently and out of order in the agenda.

No members of the public registered to speak on these items.

Mr. Bojórquez, staff, requested that the committee continue both cases to allow the applicant to continue their public outreach.

Lisa Perez stated asked if the continuance request was due to a notice deficiency and if more information could be provided to her after this meeting. **Mr. Bojórquez** confirmed that the continuance request pertained to a notice deficiency and would provide additional information to Ms. Perez following the meeting.

MOTION – Z-49-21-7:

Mr. Cardenas motioned to continue case Z-49-21-7 to the November 16, 2021 Estrella Village Planning Committee meeting. **Ms. Perez** seconded the motion to continue.

VOTE – Z-49-21-7:

7-0, motion passed; Members Ademolu, Cartwright, Danzeisen, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.