



Village Planning Committee Meeting Summary

PHO-3-22--Z-96-06-7

Date of VPC Meeting	July 11, 2022
Date of Planning Hearing	July 20, 2022
Officer Hearing Request	1) Review of conceptual elevations per Stipulation 2.
Location	Southwest corner of 59th Avenue and Southern Avenue
VPC Recommendation	Approval with modifications
VPC Vote	8-0

VPC DISCUSSION:

STAFF BACKGROUND PRESENTATION

Julianna Pierre indicated that this item was heard by the Village Planning Committee (VPC) at last month's meeting and was continued to address concerns with the conceptual elevations. She provided information regarding the location of the site and surrounding zoning. She stated that the applicant is coming before the Committee for review of conceptual elevations per Stipulation No. 2. She displayed the proposed elevations for the residential and support buildings.

APPLICANT PRESENTATION

Alan Beaudoin, applicant and representative with Norris Design, stated that at last month's meeting he presented elevations, but the VPC wanted to see more detailing with accent materials and colors. He displayed the revised elevations and stated that since the last meeting he had discussions with Committee members and made adjustments as recommended.

QUESTIONS FROM COMMITTEE

Vice Chair Linda Abegg stated that through discussions with the applicant they decided to modify Stipulation No. 2 to general conformance to the revised elevations with specific regard to the following elements:

- The roof material at the covered entries will be standing seam metal.
- The elevations will utilize a minimum of 3 different siding materials, generally as shown above.
- The units will utilize farmhouse style gooseneck lamps at the entries.
- Eaves will extend 18 inches off of primary facades.
- The individual unit types will be located on the site plan per the provided key plans.

- Black window frames should be used for white colored elevations that face a street.

Alan Beaudoin indicated that the vinyl for the windows may not come in black, but instead a dark brown. **Vice Chair Linda Abegg** stated that the vinyl should be a darker color, either black or dark brown.

PUBLIC COMMENTS

Dan Penton requested that the updated elevations be forwarded to the Laveen Citizens for Responsible Development (LCRD). He added that the modified elevations are better without pastel colors, and he appreciated the improvements in aesthetics, specifically nothing the 18-inch overhangs. He asked if the units would incorporate 22-foot driveways. **Alan Beaudoin** stated that 22-foot driveway have been incorporated into the most recent site plan.

Phil Hertel appreciated the inclusion of the LCRD comments.

MOTION

Committee member Stephanie Hurd made a motion to approve PHO-3-22--Z-96-06-7 with the following modifications to Stipulation No. 2:

- The roof material at the covered entries will be standing seam metal.
- The elevations will utilize a minimum of 3 different siding materials, generally as shown above.
- The units will utilize farmhouse style gooseneck lamps at the entries.
- Eaves will extend 18 inches off of primary facades.
- The individual unit types will be located on the site plan per the provided key plans.
- Black window frames should be used for white colored elevations that face a street.

The motion was seconded by **Committee member Jennifer Rouse**.

VOTE

8-0, motion passed; Committee members Abegg, Barraza, Buggs, Hurd, Jensen, Ortega, Perrera, and Rouse in favor.

RECOMMENDED STIPULATIONS:

2. ~~Conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS PRESENTED TO THE LAVEEN VILLAGE PLANNING COMMITTEE ON JULY 11, 2022, WITH SPECIFIC REGARD TO THE FOLLOWING AND AS APPROVED BY the Planning and Development Department.
 - a. ~~All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies~~ ROOF MATERIAL AT COVERED ENTRIES SHALL BE STANDING SEAM METAL.

- b. All elevations ~~of the building shall include~~ UTILIZE a minimum of three finishing DIFFERENT SIDING materials.
- c. ~~Buildings shall include pitched, hipped, gable, or similar roof elements or facades~~ UNITS SHALL UTILIZE FARMHOUSE STYLE GOOSENECK LAMPS AT ENTRIES.
- d. EAVES SHALL EXTEND 18 INCHES FROM PRIMARY FACADES.
- e. DARK BROWN AND/OR BLACK WINDOW FRAMES SHALL BE USED ON STREET FACING ELEVATIONS FOR UNITS THAT ARE WHITE IN COLOR.
- f. INDIVIDUAL UNIT TYPES SHALL BE LOCATED ON THE SITE PLAN PER THE PROVIDED KEY PLANS.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.