



## Village Planning Committee Meeting Summary

### PHO-2-21—Z-16-00-5

<b>Date of VPC Meeting</b>	July 14, 2021
<b>Planning Hearing Officer</b>	July 21, 2021
<b>Hearing Date</b>	
<b>Request</b>	<ol style="list-style-type: none"> <li>1) Delete Stipulation No. 1 regarding general conformance to the site plan, wall and landscape treatments, and elevations</li> <li>2) Delete Stipulation No. 2 regarding the color, materials, and height of the pump island canopy</li> <li>3) Delete Stipulation No. 3 regarding the design of pump island canopy columns</li> <li>4) Delete Stipulation No. 4 regarding light fixtures on the pump island canopy</li> </ol>
<b>Location</b>	Northeast corner 45th Avenue and Indian School Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	9-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Sarah Stockham**, staff, displayed an aerial map and reviewed the surrounding zoning, land uses and the site history. Ms. Stockham reviewed the request to modify existing stipulations of entitlement and the proposal for retail and restaurant uses on the site.

**Chris Demarest** shared that a charter school, Liberty Traditional, is also located south of the subject site.

**Ashley Marsh**, representing the applicant with Gammage & Burnham, reviewed the subject site history, surrounding uses and zoning, and displayed the proposed site plan, elevations and renderings of the proposed retail and restaurant site.

**Chris Demarest** shared that he is a member of the church directly south of the subject site, and while the church is in favor of the request there is a concern with the location of the patio and proposed outdoor alcohol consumption in proximity to the church and school. **Ms. Marsh** replied that the outdoor patio is oriented to the east of the site, as far away from the school as possible.

**Joe Barba** added that there is usually a gate installed around the outdoor patio which seems to keep patrons near the restaurant. **Ms. Marsh** replied that yes, a gate is usually installed, and they are working on the specifics for this site.

**Mike Weber** shared that the property to the north would add additional parking for this site. **Ms. Marsh** replied that the site is overflow parking for the Hensley Beverage Company to the north.

**Jeff O'Toole** shared that he will be voting an enthusiastic "yes" for this request, and that this is an example of revitalization that he would like to see in other parts of Maryvale.

**Mike Weber** agreed that this is what the community wants in terms of retail in the Village and was happy to see the corner cleared up.

**Sandra Oviedo** shared that it would be better if the parking lot was oriented away from Indian School Road and if the site included active transportation elements. **Chair Gene Derie** replied that the applicant is planning on using the existing building and drive aisles. **Ms. Marsh** replied that the parking is where the previous fuel canopies were located and rearranging the parking layout would be incompatible with the intent to adapt the existing building on site.

**Chair Gene Derie** asked if the applicant had a landscape plan. **Ms. Marsh** replied that they do not have one at this stage in the process, but they will be required to provide one later during the development review process.

**Joe Barba** agreed that this proposal will revitalize the existing site and encouraged the applicant to consider adding bike racks on site.

**Sandra Oviedo** encouraged the applicant to work with the City to incorporate sustainability features on site.

**Motion:**

**Mike Weber** motioned to recommend approval. **Joe Barba** seconded the motion.

**Discussion:**

**Sandra Oviedo** asked the applicant to work with the City to incorporate sustainable and active transportation elements to the proposal.

**Vote:**

9-0, motion to approve passes with Committee Members Barba, Demarest, DuBose, Garcia, O'Toole, Oviedo, Valenzuela, Weber and Derie in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.