



Attachment B - Village Planning Committee Meeting Summary PHO-1-18—Z-159-02-7

Date of VPC Meeting	October 16, 2018
Planning Hearing Officer	October 17, 2018
Hearing Date	
Request	<ol style="list-style-type: none">1) Modification of Stipulation No. 1 regarding design guidelines date stamped November 27, 20022) Deletion of Stipulation No. 2 regarding a minimum of 20,000 square feet of retail space at the northwest corner of 51st Avenue and Lower Buckeye Road3) Technical correction to Stipulation Nos. 1, 1.B, 6, 7, 10, and 11
Location	Northwest corner of 51st Avenue and Lower Buckeye Road
VPC Recommendation	Approval with an additional stipulation
VPC Vote	4-2 (Perez and Cartwright dissenting)

VPC DISCUSSION & RECOMMENDATION:

Ms. Elyse DiMartino provided an overview of the modification requests including presentation of aerial photographs, zoning maps, previously approved site plan, and current proposed site plan. Additionally, she discussed the approved design guidelines for the site as well. Ms. DiMartino discussed the rezoning case that applied the subject property. She explained the applicant's requests and provided the proposed stipulation language.

Mr. Kevin Fawcett, representative with Cawley Architects, provided an overview of the surrounding zoning and some brief background regarding the approved site plan and proposed site plan. Mr. Fawcett requested Stipulation No. 1 be modified, as the stipulation requires the site to be developed to CP/GCP (Commerce Park/ General Commerce Park District) standards even though the site is zoned A-1 (Light Industrial District). He explained that the modification of Stipulation No. 1 would allow the applicant to comply with current A-1 zoning standards. He explained that in the year 2002, more residential uses were expected to locate in the surrounding area which would have supported the demand for a large commercial retail center on-site. He further explained that since the residential uses never came to fruition, and with the Loop 202 freeway being close by, commercial retail uses would not be viable on-site. He requested the Committee delete Stipulation No. 2, requiring a minimum 20,000 square foot retail building on-site. Additionally, he explained that the technical corrections were requested in order to update the City department names.

Mr. Gary Kahland expressed concerns about removing the requirement for a retail building on the site. He explained that most Estrella Village residents have to leave the village due to lack of retail space in the village. He further explained that Estrella is a unique village and that despite the lack of residential in the surrounding area, a retail use would be utilized by the village residents.

Ms. Lisa Perez asked why a retail use was stipulated in the original rezoning case. **Mr. Fawcett** explained that the original site plan depicted a Walgreens Pharmacy on the site.

Ms. Perez reiterated Mr. Kahland's concerns, explaining that the Village's lack of retail uses is growing issue. She further explained that she had concerns about the modification to remove the need for the site to be in conformance with CP/GCP (Commerce Park/General Commerce Park District) standards. She noted that CP/GCP increased landscaping standards and height restrictions allows for a nicer looking industrial development.

Ms. Beth Cartwright stated that Estrella residents drive too far for services. She stated that she would like to see the retail be constructed as services need to be provided within the Estrella Village.

Mr. Kevin Danzeisen stated he would like to see retail uses within the village; however, he did not think the subject site was the most appropriate location. He expressed frustrations about losing retail opportunities by deleting the stipulation.

Mr. Kahland stated that the site is in close proximity to the Loop 202 Freeway. Additionally, he noted that 51st Avenue is a major road leading from the I-10 through Estrella to Laveen. He explained that the development would be successful if retail was located on the site.

Mr. Fawcett explained that an industrial building needs to be laid out a certain way and that the site would not be developable if the industrial building had to be developed to CP/GCP standards.

Ms. Perez had concerns about the potential truck access and traffic on 51st Avenue. She asked a traffic study had been done or if one would be required through the development process. **Mr. Fawcett** explained that a study had not been done. **Ms. DiMartino** explained that the City's traffic reviewers would review the plans and determine a traffic study or statement would be required.

Mr. Danzeisen asked the Committee to consider that the request be approved because there are not many other uses that would be appropriate on-site.

Mr. Kahland stated that the Committee's role is to retain retail uses in the Village.

Ms. Perez reiterated her concerns about left-hand turns from the site onto 51st Avenue.

MOTION:

Mr. Kevin Danzeisen made a motion to approve PHO-1-18—Z-159-02-7 as requested. **Mr. Dafra Sanou** seconded the motion.

VOTE:

3-3, (Perez, Cartwright, and Kahland dissenting) The motion failed to carry.

The Committee asked for clarification regarding the meaning of a tie vote. **Ms. DiMartino** explained that the motion failed to carry and that a new motion would be required in order to produce a recommendation for the Committee. She stated that if no motion achieved a majority vote, the Committee would not have made a recommendation.

The Committee discussed possible new motions and stipulations. The Committee made another motion.

MOTION:

Mr. Gary Kahland made a motion to approve PHO-1-18—Z-159-02-7 as requested with an additional stipulation as follows:

- The development shall restrict left turns onto Lower Buckeye Road from the subject site.

Mr. Kevin Danzeisen seconded the motion.

VOTE:

4-2, (Perez and Cartwright dissenting) The motion to approve with an additional stipulation passes.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.