



Village Planning Committee Meeting Summary PHO-5-21— Z-111-98-7

Date of VPC Meeting	May 18, 2021
Planning Hearing Officer Hearing Date	May 19, 2021
Request	1) Deletion of Stipulation 26.c regarding review and approval of conceptual site plan and elevations for Phase II development.
Location	Approximately 238 feet east of the southeast corner of 67th Avenue and Lower Buckeye Road
VPC Recommendation	Denial
VPC Vote	5-0 Motion passes; with members Cartwright, Perez, Dafra Joel Sanou, Wallace and Cardenas in favor; None in dissent.

VPC DISCUSSION & RECOMMENDATION:

No requests to speak from members of the public were received.

Enrique Bojorquez Gaxiola, staff, introduced himself and provided a presentation on case PHO-5-21—Z-111-98-7. He discussed the location of the site, previous PHO cases, and the request to delete Stipulation No. 26.c as proposed by the applicant. Phase II portion of the site plan was shown, in addition to the building elevations for the RV fuel canopies proposed by the applicant.

Jeff Winter, with Esencia LLC., introduced himself as the applicant and discussed the previously approved Phase I of the site. Phase II of the site was discussed, and he seeks approval of the request to delete Stipulation No. 26.c or modification of this stipulation instead of a deletion in order to develop the subject site as proposed.

Lisa Perez discussed the previous PHO case on this site, including the uses proposed at that time. The Planning Hearing Officer added Stipulation No. 26.c during the hearing process then. Residents in the area should have input on the future commercial pad proposed as part of Phase II and shown in the site plan.

Chair Cardenas asked for clarification on the public outreach conducted so far as part of this request.

Mr. Winter discussed the required outreach conducted as part of the process, which included HOA's and other properties.

Ms. Perez believes that Stipulation No. 26.c should not be deleted.

Ms. Beth Cartwright agrees with Ms. Perez and mentioned that the uses proposed on this site will be visible from her property.

Vice Chair Parris Wallace agrees with Ms. Perez since she is familiar with this area. She asked the applicant if any in-person meeting were held with the adjacent HOA?

Mr. Winter responded that a formal meeting was held with the adjacent HOA as part of the first development phase of the site. Mailings were sent to adjacent properties as part of this second development phase.

Chairman Cardenas asked for a further discussion or a motion.

MOTION:

Ms. Perez motioned to deny case PHO-5-21—Z-111-98-7. **Mr. Cardenas** seconded the motion to approve.

VOTE:

5-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.