



Village Planning Committee Meeting Summary

PHO-4-21—Z-137-86-7(4)

Date of VPC Meeting	July 14, 2021
Planning Hearing Officer	July 21, 2021
Hearing Date	
Request From	<ol style="list-style-type: none"> 1) Modification of Stipulation No.1 regarding general conformance to the site plan and elevations. 2) Technical corrections to Stipulation Nos. 4 and 5.d.
Location	Approximately 315 feet south of the southeast corner of 51st Avenue and McDowell Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION:

Sarah Stockham, staff, displayed an aerial map and reviewed the surrounding zoning, land uses, additional policy plan guidance and the site history. Ms. Stockham reviewed the request to modify existing stipulations of entitlement and the proposal for a Raising Cane's on the site.

Sandra Oviedo asked how this proposal will impact safety for children, and if the site will incorporate active transportation features given its location adjacent to a proposed light rail station at 51st Avenue and the I-10 Freeway. **Ms. Stockham** deferred the question to the applicant to address during their presentation.

Ken DuBose asked for clarification on the request. **Ms. Stockham** explained that this request is not to change the underlying zoning but to modify the existing stipulations of entitlement for the subject site.

Nordean Moussalem, representing the applicant with PM Design Inc, introduced himself as the architect and reviewed the proposal to place a Raising Cane's on the subject site.

Sandra Oviedo asked if the applicant had worked with staff on incorporating active transportation elements such as bike parking or bike lanes on the site. **Mr. Moussalem**

replied that there is a bus stop nearby and they can explore adding bicycle parking on the subject site.

Ken DuBose asked if this project will be the same as the Raising Cane's location at 99th Avenue and McDowell Road, with committee members **Joe Barba** and **Chris Demarest** adding other locations Raising Cane's in Maryvale. **Mr. Moussalem** replied that the subject site will be like existing locations in terms of materials and elevations, and that some layouts are from another prototype.

Mike Weber shared concern for traffic mitigation and shared an example of an existing location at 44th Street and Thomas Road where traffic for the drive-through backs up onto the travel lane.

Motion:

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

Discussion:

None.

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.