



Village Planning Committee Meeting Summary

PHO-5-22--Z-122-03-7

Date of VPC Meeting	January 9, 2023
Date of Planning Hearing	January 18, 2023
Officer Hearing Request	<ol style="list-style-type: none"> 1) Modification of Stipulation No. 1 regarding general conformance to a conceptual site plan; 2) Modification of Stipulation No. 13 regarding general conformance to conceptual elevations; 3) Delete Stipulation No. 6 regarding landscape areas; 4) Delete Stipulation No. 15 regarding gasoline station canopy materials and colors; 5) Delete Stipulation No. 18 regarding the street abandonment of Huntington drive; 6) Delete Stipulation No. 23 regarding signage; and 7) Technical corrections to Stipulation Nos. 3, 4, 5, 10, 11, 12, and 16.
Location	Northwest corner of 51st Avenue and Southern Avenue
VPC Recommendation	Approval with additional stipulations
VPC Vote	8-0

VPC DISCUSSION:

4 members of the public registered to speak on this item. Two of the members donated their time.

Chair Abegg joined the meeting, bringing the quorum to 8 members.

STAFF PRESENTATION:

Enrique Bojórquez, staff, provided an overview of the Planning Hearing Officer (PHO) case, describing the location of the request, and adjacent uses at the corner of 51st Avenue and Southern Avenue. Mr. Bojórquez described each of the stipulation modifications, deletions, and technical appeals proposed as part of this request. Mr. Bojórquez stated that staff had received an updated site plan, building elevations, and a sign plan after this case was continued last month. Mr. Bojórquez added that these updated plans, date stamped December 29, 2022, were distributed to the committee.

APPLICANT PRESENTATION:

Jesse Macias, representing the applicant with M3 Design, introduced himself and the proposed car wash project. Mr. Macias met with members of the Laveen Citizens for Responsible Development (LCRD), Laveen VPC Chair and Vice Chair who recommended changes to the plans. Mr. Macias discussed the revised site plan, landscape plan, building elevation and monument sign. Mr. Macias stated that a windmill feature is now proposed at the corner of 51st Avenue and Southern Avenue, and the two updated monument signs reflect the character of the Laveen Village. Mr. Macias is open to reducing the maximum height on both signs from 20 feet to 15 feet (Southern Avenue), and 15 feet to 12 feet (51st Avenue) respectively. Mr. Macias discussed the landscape plan which now incorporates the multi-use trail along 51st Avenue and discussed the screen wall design proposed.

QUESTIONS FROM COMMITTEE:

Rebecca Perrera liked the new landscape plan but would like to know the maximum height on the signage previously approved on the site. **Mr. Bojórquez** stated that the previously approved sign elevations showed a maximum height of 12 feet for the monument signs.

Vice Chair Hurd also liked the new landscape plan but has concerns with the proposed signage.

JoAnne Jensen asked staff if there could be a stipulation added to the case which requires a flush median instead of a raised median across the driveway from this project. **Mr. Bojórquez** responded that the committee could add a stipulation addressing this, however staff does not encourage it given that staff relies on the Street Transportation Department to ensure that a technical comment like that is safe and meets other codes. Mr. Bojórquez added that the Street Transportation Department receives PHO applications and can comment on these types of requests.

Chair Abegg stated that the committee could add language to a stipulation addressing the median by adding the words "...as approved by the Street Transportation or Planning and Development Department" to ensure that this requirement is reviewed by the pertinent department. Chair Abegg stated that the monument sign recently approved by the Laveen VPC on a Super Star carwash in November of 2022 had a maximum height of 16 feet. Chair Abegg would like for sign height to be consistent moving forward.

PUBLIC COMMENTS:

Dan Penton stated that this is a much better project following the revisions made to the drawings, however there are pending concerns about the signage proposed. Mr. Penton would prefer the digital sign display to be placed on the monument sign along 51st Avenue, instead of Southern Avenue. Mr. Penton liked the windmill feature but would like to see up lighting and changes to the lettering from "Welcome to Laveen" to something similar to "Laveen Welcomes

You” given that there is already another corner feature at the intersection with the words “Welcome to Laveen”.

Phil Hertel agrees with Mr. Penton and would like to limit how often the messaging changes on the digital sign display. Mr. Hertel would like for lit signage to be turned off when the business is closed. Mr. Hertel stated that the City should not have raised the street median across this driveway and instead should have installed a flush median to avoid traffic issues in the area. Mr. Hertel supports this case with the additional comments provided.

APPLICANT RESPONSE:

Mr. Macias stated that he was informed of comments by the Street Transportation Department which require the raised median across the project’s driveway. Mr. Macias would prefer that the committee add a stipulation not requiring the raised median, especially given the comments from LCRD members regarding the benefits of not having a raised median along there. Mr. Macias would prefer that signage is approved as proposed and is not reduced further, as the monument sign height is less than what was approved at the Super Star carwash recently.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

MOTION:

Rebecca Perrera motioned to approve PHO-5-22—Z-122-03-7 with two additional stipulations. **Chair Abegg** seconded the motion.

Additional Stipulations Approved:

- The development shall be in general conformance with the sign plan date stamped December 29, 2022, except as modified below:
 - a. The maximum height for the monument sign along 51st Avenue shall not exceed 12 feet.
 - b. The maximum height for the monument sign (containing a digital display) along Southern Avenue shall not exceed 15 feet.
- The median along the Southern Avenue entrance shall be flush (not raised) to allow full access along this roadway, as approved by the Street Transportation Department.

VOTE:

8-0; motion to approve PHO-5-22—Z-122-03-7 passes unanimously with Committee Members Barraza, Chiarelli, Jensen, Ortega, Perrera, Rouse, Hurd and Abegg in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The sign plan date stamped December 29, 2022 does not distinguish where each of the two ground-mounted monument signs is to be placed. The tallest of the two monument signs has a digital board, while the shorter monument sign does not.

Furthermore, the screen wall design depicted by the applicant during their presentation at the January 9, 2023 Laveen VPC meeting is not addressed in the approved stipulations or the plans provided by the applicant.

Village Planning Committee Meeting Summary

PHO-5-22--Z-122-03-7

Date of VPC Meeting	December 12, 2022
Date of Planning Hearing Officer Hearing Request	December 21, 2022 <ol style="list-style-type: none">1) Modification of Stipulation No. 1 regarding general conformance to a conceptual site plan;2) Modification of Stipulation No. 13 regarding general conformance to conceptual elevations;3) Delete Stipulation No. 6 regarding landscape areas;4) Delete Stipulation No. 15 regarding gasoline station canopy materials and colors;5) Delete Stipulation No. 18 regarding the street abandonment of Huntington drive;6) Delete Stipulation No. 23 regarding signage; and7) Technical corrections to Stipulation Nos. 3, 4, 5, 10, 11, 12, and 16.
Location	Northwest corner of 51st Avenue and Southern Avenue
VPC Recommendation	Continuance to January 9, 2023
VPC Vote	9-0

VPC DISCUSSION:

4 members of the public registered to speak on this item.

STAFF PRESENTATION:

Enrique Bojórquez, staff, provided an overview of the Planning Hearing Officer (PHO) case, describing the location of the request, and history of previous PHO cases at the corner of 51st Avenue and Southern Avenue. Mr. Bojórquez described each of the stipulation modifications, deletions, and technical appeals proposed as part of this request. Mr. Bojórquez discussed the proposed site plan and building elevations provided by the applicant, in addition to the previously approved site plan, building elevations and sign plans.

APPLICANT PRESENTATION:

Jesse Macias, representing the applicant with M3 Design, introduced himself and the proposed car wash project. Mr. Macias stated met with the Laveen Citizens for

Responsible Development (LCRD) and discussed potential various changes to the plans. Mr. Macias described updates made to the latest site plan shared on December 12, 2022 which include a 10-foot-wide landscape setback along the western property line and curb cut adjustments within the current parcel. Mr. Macias described history of Cobblestone Auto Spa and explained that a five-tank reclaimed system is used, which uses up to 15.8 gallons of water per car. The goal is up to keep water use under 17 gallons of water per car. Mr. Macias discussed the proposed stipulation modifications and deletions part of this request. Mr. Macias added that he received comments on the proposed building elevations late last week and did not have enough time to finalize these. Mr. Macias recommends adding a stipulation which requires that he return to the Laveen Village Planning Committee for review and comment of the site plan and building elevations. Mr. Macias stated that the LCRD would prefer that the building elevations complement the retail shops proposed north of the site. Mr. Macias discussed the possibility of having a corner monument sign with elements such as watermill.

QUESTIONS FROM COMMITTEE:

Rebecca Perrera requested clarification on the expectation from the VPC regarding this case. **Chair Glass** agreed and requested clarification from staff. **Mr. Bojórquez** stated that the committee could make a recommendation to deny, continue, or approve the request as filed or with modifications.

Ms. Perrera expressed concern with having to make a recommendation with the information provided to the committee. **Chair Glass** responded that the committee could continue the case without fee to a future date.

Carlos Ortega expressed concerns with having to approve a project without having applicants return to the committee for review and comment of their plans.

Vice Chair Abegg asked if the applicant was willing to continue their case to the January 9, 2023 Laveen Village Planning Committee meeting. **Mr. Macias** responded that he would prefer to receive a recommendation of approval conditioned that he return to the Laveen Village Planning Committee to present plans prior to site plan approval. **Ms. Abegg** responded that the applicant does not seem ready for a recommendation that evening and would like to recommend a continuance on the case. Ms. Abegg recommends that the applicant reach out to the LCRD and Laveen VPC members ahead of the next meeting to share updated plans.

Chair Glass requested that the applicant consider voluntarily continuing the case one more month.

PUBLIC COMMENTS:

Dan Penton stated that he had shared documents with the applicant on development approved for the two adjacent parcels. Mr. Penton supports a continuance on the case to air on the side of caution.

Phil Hertel supports the continuance on the case and explained the PHO process. Mr. Hertel feels that this extra time will help to figure out the case.

Jon Kimono stated that the continuance will help to review the entire proposal and ensure that appropriate materials, compatible with surrounding developments, are incorporated.

Sandy Hamilton, with the LCRD, expected enhanced building elevations by now and supports the continuance of the case.

APPLICANT RESPONSE:

Mr. Macias agreed on continuing the case to the January 9, 2023 Laveen Village Planning Committee meeting. Mr. Macias was not privy to the sign-related issues with other projects in Laveen and has discussed these with his client who is community driven. Mr. Macias plans to meet with the LCRD and members of the Laveen VPC prior to the next meeting.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Chair Glass discussed the offer to advertise Laveen events on the proposed sign. Ms. Glass thanked the applicant.

MOTION:

Vice Chair Abegg motioned to continue PHO-5-22—Z-122-03-7 to the January 9, 2023 Laveen Village Planning Committee meeting. **Rebecca Perrera** seconded the motion.

VOTE:

9-0; motion to continue PHO-5-22—Z-122-03-7 passes with Committee Members Barraza, Chiarelli, Hurd, Jensen, Ortega, Perrera, Rouse, Abegg and Glass in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The applicant on case PHO-5-22—Z-122-03-7 emailed an updated site plan to staff on December 12, 2022. The applicant now proposes general conformance to this latest site plan date stamped December 12, 2022.