



Village Planning Committee Meeting Summary

PHO-2-21—Z-47-19-7

Date of VPC Meeting	November 8, 2021
Planning Hearing Officer	November 17, 2021
Hearing Date	
Request	<ol style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance to the Conceptual Master Site Plan date stamped October 23, 2019 2) Review of site plan, landscape plan, and elevations by the Planning Hearing Officer per Stipulation 33
Location	Approximately 650 feet north of the intersection of 59th Avenue and South Mountain Avenue
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sofia Mastikhina, staff, provided an overview of the request, including its locational context, and its existing and surrounding zoning. She presented the proposed change to the stipulated Master Plan, which would shift the boundary of Site C to the north, replacing portions of Sites A and B. She then presented the proposed site plan, landscape plan, circulation plan, and building elevations. She then outlined the requested stipulation modifications.

Wendy Riddell, representative with Berry Riddell, clarified that they are no longer requesting to change the stipulation regarding open space due to working with the community and understanding that this modification is not desired. Thus, the only request at hand is to modify the Master Site Plan and to review the plans and elevations. She then presented the proposed changes to the Master Site Plan, noting that there will still be roughly 30 acres left of commercial to the north. She presented the proposed building elevations, highlighting architectural features such as the modern agrarian style, board and batten detailing, detailing above the garages, variation in roofline, and front porches. She then presented and discussed the proposed landscape and circulation plans.

Carlos Ortega asked if the applicant is requesting to reduce the open space. **Riddell** clarified that they are not seeking to modify the open space in any way and that it will remain at the stipulated 10 percent. **Ortega** stated that the committee would never have agreed to stipulating 10 percent open space, as they typically ask for closer to 20.

Vice Chair Linda Abegg asked for confirmation that the calculation of the open space will not be interpreted in a way that would reduce the overall area of common areas. **Riddell** replied that the open space on their plan is calculated per the City of Phoenix standards and exclude any private open space areas, so all areas used in the calculation are common areas. **Vice Chair Abegg** thanked the applicant for removing their request to re-calculate the open space, then addressed committee member Ortega and explained that the city requires a minimum of five percent open space for multifamily projects, so the stipulated 10 percent is double the base requirement.

PUBLIC COMMENT

Phil Hertel expressed his confusion about the open space as the stipulation requires 10 percent, but the applicant is requesting to modify how it is calculated. **Vice Chair Abegg** explained that the original application did include a request to modify how open space is calculate but, after working with the community, the applicant removed their request regarding open space, so both the amount of open space and how it is calculated will remain unchanged.

Dan Penton noted that there is a trail system that runs north-south along the Loop 202 freeway connecting Dobbins Road to Baseline Road. He then asked the applicant how ingress and egress will be addressed in regard to pedestrian safety along 59th Avenue, especially given the proximity to the school across the street. **Riddell** stated that they discussed this with the city's Street Transportation Department and that staff indicated that, if there is to be a pedestrian crossing to connect to the school on the east side of 59th Avenue, it would be at the intersection of South Mountain Avenue, south of the subject site. She stated that their development will incorporate ample sidewalk space for pedestrians along 59th Avenue. **Penton** suggested incorporating a barrier in the median to prevent school children and teenagers from crossing 59th Avenue. **Riddell** explained that they cannot agree to that without consulting with the city first.

Sandy Hamilton stated that he is not typically supportive of multifamily projects in Laveen but stated that this project seems to be very high quality and that he is supportive of it moving forward.

Chair Tonya Glass stated that the matter of pedestrian safety and traffic mitigation along 59th Avenue has been brought to the city's attention and that committee members are actively working with the Street Transportation Department on the matter.

Carlos Ortega encouraged developers to take a more proactive approach in protecting their community and including pedestrian safety measures into their projects before accidents happen.

Vice Chair Abegg asked staff who would be the best contact in the city to discuss pedestrian safety infrastructure on this street. **Mastikhina** replied that the best place to start would be with the Pedestrian Safety division of the Street Transportation Department, and also with Christopher Kowalsky, who oversees much of the infrastructure planning for the department.

Stephanie Hurd echoed the committee's comments regarding pedestrian safety, stressed the importance of creating walkability in Laveen, and questioned whether simply adding sidewalks achieves that goal. **Riddell** stated that the development values walkability and has provided pedestrian connections to the commercial parcel to the

north as well as the public sidewalk. She also stated that pedestrian safety education would be beneficial in mitigating the mid-block crossings from the high school.

MOTION

Vice Chair Abegg made a motion to approve the case as filed. **Jennifer Rouse** seconded the motion.

VOTE:

11-0, Motion to approve, with Committee Members Glass, Abegg, Barraza, Flores, Flunoy, Hurd, Knight, Ortega, Perrera, Rouse, and Rowe in favor.