



## Village Planning Committee Meeting Summary Z-87-08-1 (PHO-1-19)

<b>Date of VPC Meeting</b>	January 16, 2020
<b>Request</b>	Request a modification of Stipulation 1 regarding general conformance to the site plan date stamped November 14, 2008; modification of Stipulation 2 regarding general conformance to elevations date stamped November 14, 2008; modification of Stipulation 3 regarding 2-inch caliper evergreen trees along the north property line; and technical corrections to Stipulations 4, 5, 6, and 7.
<b>Proposed Use</b>	Commercial
<b>Location</b>	Northwest corner of 27th Avenue and Foothill Drive
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	7-0

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

**Mr. David Simmons**, staff, went over the request with the committee. He explained each change that was being requested on each stipulation. He went over the original site plan and the proposed site plan and elevations.

**Mr. Rob Bass**, with SPS Architects, went over the background of the site and explained why the requested changes were being made to the stipulations. The original project never came to fruition, so the changes mainly have to do with the new site plan and elevations. They are also requesting a tree stipulation be modified to be replaced with an 8-foot wall. The landscape requirements for this property boundary would default to code requirements.

**Ms. Michelle Gardner** asked what use abuts the site to the north.

**Mr. Bass** revealed that the land use to the north is residential.

**Mr. Mark Lewis** shared that he thinks this request makes sense. In regard to stipulation 3 related to the 8-foot wall, he feels this will better serve the existing residents abutting the site as the wall would provide an additional buffer and increase security as well.

**Mr. Bill Levy** asked if any businesses have been secured for the site yet.

**Mr. Bass** shared that a masonry contractor and a motor sports business have been secured. The remainder of the building will serve as a spec suite for a future tenant.

**Interim Chair Russell Osborne** asked what would be planted in the 8-foot landscape area along the proposed 8-foot wall.

**Mr. Bass** shared that the landscaping would meet code requirements.

**Ms. Ann O'Brien** asked if the applicant had received any public opposition.

**Mr. Bass** shared that they have received no public opposition.

**Mr. Lewis** stated that the previously stipulated trees could potentially create a nuisance for the residents to the north due to tree dieback and maintenance issues and thinks the wall is an excellent alternative. Mr. Lewis also asked if the applicant had a timeline for construction.

**Mr. Bass** stated that they could possibly break ground 8 months after the PHO hearing if the plans are approved quickly.

**MOTION:** **Mr. Ricardo Romero** motioned to recommend approval of Case No Z-11-94-1 (PHO-2-19). Committee member **Mr. Mark Lewis** seconded the motion.

**VOTE:** 7-0, motion to approve passed, with Committee Members Gardner, Levy, Lewis, O'Brien, Osborne, Romero, and Shipman in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.