



Village Planning Committee Meeting Summary

GPA-LV-1-22-8

INFORMATION ONLY

Date of VPC Meeting	June 13, 2022
Request From	Residential 2 to 3.5 dwelling units per acre
Request To	Commercial
Proposed Use	Commercial development
Location	Southwest corner of 43rd Avenue and Baseline Road

VPC DISCUSSION:

APPLICANT PRESENTATION

Adam Baugh, representative with Withey Morris, PLC, provided information regarding the location of the site, surrounding zoning, and the general plan land use designation. He stated that the General Plan Amendment case will amend the designation to Commercial and the rezoning case will amend the zoning map to Planned Unit Development (PUD). He stated that the use developing on the southern portion of the site will be the Laveen Veterinary Center, and American Animal Hospital Association accredited companion animal general practice serving Laveen, South Phoenix, and South Mountain, owned by Dr. Evan Ware. He added that the northern portion of the site will be for future commercial uses. He discussed the site's history and reviewed uses prohibited by the PUD and the conceptual elevations.

QUESTIONS FROM COMMITTEE

Vice Chair Linda Abegg appreciated the applicant utilizing the PUD to prohibit uses deemed undesirable by the community. She asked if there are design guidelines for the future commercial proposed on the north side of the site. **Adam Baugh** confirmed that the north half will have a similar design that carries over from the conceptual elevations presented. **Committee member Carlos Ortega** understood that the PUD would prohibit certain uses, but still had concerns with the remaining undeveloped northern portion.

Committee member Stephanie Hurd stated that she appreciated Dr. Ware keeping the vet center in Laveen. She added that there is a parking issue in the area due to the nearby schools, but it is not the responsibility of new developments to control pickups and drop-offs to the school.

Chair Tonya Glass asked if the developer knew any of potential uses for the northern portion of the site. If not, the applicant should work with the City to find users. **Adam**

Baugh stated that the developer had acquired a land broker, but not a retail broker to advertise the land and find users.

Chair Tonya Glass asked if there had been a conversation with the adjacent church about cross access, parking, or staging areas. **Adam Baugh** stated that there would be no access between the PUD site and the church.

PUBLIC COMMENTS

Chad Makovsky, stated that commercial development makes sense for this location. He was pleased with Dr. Ware locating his business here because there is a shortage of vet care in Arizona and the development would ensure that Laveen has access to affordable pet care. He appreciated Dr. Ware investing in the community.

Dan Penton stated that Dr. Ware is a vital part of the community and appreciated the development, but had concerns with the traffic due to the adjacent school. He asked if the placement of the parking could be moved to dissuade non-patrons using the parking lot. He added that he is opposed to any cross access agreements because it invites more traffic and creates further issues.

APPLICANT RESPONSE

Adam Baugh stated that due to the shape of the site and building it would not be feasible to relocate the parking lot or building. He added that the vet center needs to have space to allow emergency drop-offs.

COMMITTEE DISCUSSION

Chair Tonya Glass stated that the applicant should provide additional information regarding future commercial uses on the north side of the site when they return to the Committee for recommendation.