



Village Planning Committee Meeting Summary

PHO-1-20— Z-36-17-7

Date of VPC Meeting December 15, 2020

**Planning Hearing Officer
Hearing Date** December 16, 2020

Request 1) Review and approval of site plan and elevations by the Planning Hearing Officer per Stipulation No. 9

Location Southwest corner of 103rd Avenue and Buckeye Road

VPC Recommendation Approve as filed by the applicant.

VPC Vote 5-0

VPC DISCUSSION & RECOMMENDATION:

Enrique Bojorquez, staff, introduced himself and described the location of the site on the southwest corner of 103rd Avenue and Buckeye Road. He explained the request is for review and approval of the site plan and elevations submitted by the applicant with this request. He showed the site plan proposed and indicated the parking, landscaping and loading areas, in addition to the ingress and egress to the site. He concluded by showing the building elevations provided by the applicant and described the location of roll-up doors, windows and architectural elements on the elevations.

Adam Baugh, with Withey Morris, introduced himself as the representative for this case and discussed the location of the site near Avondale. He discussed the case history and explained that the original site plan submitted as part of rezoning case Z-36-17 was conceptual only, however no stipulations originally approved with this case are requested to be modified. He showed a building rendering and discussed the materials plus elements proposed, including glass, concrete, corner architectural features that resemble an office setting. Building elevations were then showed and it was mentioned that wall mounted light fixtures were proposed on the south elevations of the building instead of light poles to avoid impacting residential properties to the south. The materials palette proposed includes textured concrete,

insulated glazing, aluminum storefront and painted masonry. A comparison was made between the conceptual site plan from 2017 and the current site plan noting increased setbacks, a consolidation into one building and reduced number of driveways, as the presentation concluded.

Chairwoman Perez discussed the concerns of the Estrella Village Planning Committee during the review of case Z-36-17 and the desire to have the elevations plus site plan return for review in order to protect the residential neighborhoods in the area.

Ms. Cartwright lives in the neighborhood and appreciates the design elements incorporated to help mitigate some of the impacts to residential uses.

Chairwoman Perez discussed standards typically requested of development along Buckeye Road.

Mr. Baugh stated that the wall mounted light fixtures along the south building elevation would help reduce light pollution as well.

Chairwoman Perez opened and closed the public comment portion of the meeting given no requests to speak from the public. She then asked for further discussion or a motion on this item.

MOTION:

Ms. Cartwright motioned to recommend approval of the site plan and elevations as filed by the applicant. **Ms. Parris Wallace** seconded the motion to approve.

DISCUSSION:

None.

VOTE:

5-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

The applicant noted in their presentation that the site would incorporate wall mounted light fixtures on the south building elevation instead of using light poles along the south portion of their site to reduce light pollution and to mitigate any impacts on adjacent residential uses.