



Village Planning Committee Meeting Summary Z-77-21-7

Date of VPC Meeting	April 19, 2022
Request From	PUD
Request To	R1-10
Proposed Use	Single-family residential
Location	Southeast corner of 75th Avenue and Broadway Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on this item.

Enrique Bojórquez Gaxiola, staff, introduced himself discussed the location of the site, noting the surrounding land uses including the residential uses to the north of Broadway Road. Mr. Bojórquez Gaxiola discussed the existing General Plan Land Use Map designation, the Estrella Village Plan, the Estrella Arterial Street Landscaping Program, and other policy documents. Mr. Bojórquez Gaxiola discussed the conceptual site plans and building elevations for the proposed residential units. Mr. Bojórquez Gaxiola concluded the presentation by providing the staff findings and describing the proposed stipulations for the case.

William Lally, with Tiffany & Bosco P.A., introduced himself as the applicant for case Z-77-21-7. Mr. Lally stated that he was involved in the Danzeisen Dairy Farms PUD back in 2014 which was established the current zoning on the site. However, due to changes in the area, a residential project would be a more appropriate development. Mr. Lally described surrounding land uses, noting the proposed SR-30 freeway alignment south of the site. Mr. Lally discussed the proposed buffers around the site and traffic improvements along Broadway Road. Mr. Lally concluded his presentation by describing their public outreach and requesting approval of case Z-77-21-7.

Ms. Perez thanked the applicant and expressed concern for the three-way intersection along 75th Avenue and Broadway Road due to lack of safety. Ms. Perez expressed concerns with the two traffic lanes proposed on Broadway Road. Ms. Perez also stated that the multi-use trail is important and that she appreciates that

the applicant is planning for those future trails to connect the Rio Salado. **Mr. Lally** stated that Maricopa County has been involved with designing the median locations and they will continue to work with the Maricopa County Department of Transportation (MCDOT) on how the cross section will be designed and what would be the safest way for the traffic to ingress and egress from the site.

Mr. Perez stated that Broadway Road is extremely congested and asked the applicant to explain the secondary access along 73rd Avenue and Wier Avenue as a potential emergency exit. **Mr. Lally** stated that there have been many meetings between MCDOT and the City of Phoenix and that they understand the importance of contributing to the proposed traffic light on 75th Avenue and Broadway Road. **Mr. Lally** stated that on the southeast corner of 73rd Avenue and Weir Avenue there would be emergency access only and that the development is still working with MCDOT on this location as a potential secondary access point to alleviate some of the traffic congestion.

Ms. Perez asked the applicant to show more amenities on the site plan before the rezoning case moves to Planning Commission, and stated that there is a lack of connectivity in the area. Thus, more amenities are going to be important for the development. **Mr. Lally** stated that they are vetting some of those details and that their proposed open space percentage would allow for more amenities and for more interaction between the residential units. **Mr. Lally** stated that he would contact **Ms. Perez** prior to Planning Commission with more details regarding the proposed amenities.

Beth Cartwright thanked the applicant and staff and stated that this case has weighed on her because she has lived in the area for a long time and enjoys the agricultural equestrian character of the area. **Ms. Cartwright** stated that she understands that there will be a proposed SR-30 freeway and that would not be appropriate for the agricultural character. **Ms. Cartwright** stated that she appreciates the increase in the proposed open space and the importance of maintaining a part of the equestrian lifestyle in the proposed development. **Mr. Cartwright** believes that this development is appropriate for the area.

MOTION – Z-77-21-7:

Lisa Perez motioned to recommend approval of Z-77-21-7 per the staff recommendation. **Beth Cartwright** seconded the motion.

VOTE – Z-77-21-7:

6-0, motion to recommend approval of Z-77-21-7 passed; with committee members Ademolu, Cartwright, Perez, Rush, Terrazas, and Cardenas, in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No comments.