



Village Planning Committee Meeting Summary

PHO-1-25--Z-89-22-2

Date of VPC Meeting	May 5, 2025
Date of Planning Hearing Officer Hearing	May 21, 2025
Request	Modification of Stipulation 10 regarding a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip
Location	Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION

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

Adrian Zambrano provided a background presentation of the request and stated the site is 3.92 acres and zoned R1-6. Mr. Zambrano noted the original request had 15 stipulations associated with it. Mr. Zambrano noted portions of the sidewalk are proposed to be attached and detached. Mr. Zambrano shared the site plan for the single-family subdivision, building elevations, and an exhibit.

Applicant Presentation

Shelby Duplessis with Diversified Future stated the final site plan was approved last year and prior to that the zoning stipulations were adopted in May of 2023. Ms. Duplessis said the sidewalks were detached except where the driveways were proposed. Ms. Duplessis added that the City of Phoenix requires an 18-foot-length driveway for cars to be parked. Ms. Duplessis explained this was the third builder the owner was trying to sell to and without this modification they would be forced to cancel the purchase, because they need assistance with getting more square footage of livable house. Ms. Duplessis said part of the reason for the need to modify the stipulation was to keep the houses at one-story which was their agreement with the neighbors. Ms. Duplessis said those who reached out about the project focused their concerns around dust, homeless living on-site and keeping the homes at one-story.

Questions from the Committee

Diane Petersen asked about the livable square footage.

Marc Soronson asked what the applicant is giving back as a compromise to providing attached sidewalks along the driveway and was hoping there would be a way to enhance the environment.

Robert Goodhue asked if staff had a recommendation. **Mr. Zambrano** said staff worked with Shelby Duplessis on the stipulation modification of language.

Applicant Response

Ms. Duplessis responded that the garage must be setback a minimum of 18 feet behind the back of the sidewalk, which reduces the livable square footage and by attaching at the driveway location they could bring the garage five feet closer to the street. Ms. Duplessis said they would be able to provide one tree per lot to shade the sidewalk. Ms. Duplessis noted the homeowner would maintain the landscaping. Ms. Duplessis felt the sidewalk would meander and look nice.

Public Comments

None.

MOTION:

Daniel Mazza motioned to recommend approval of PHO-1-25—Z-89-22-2. **Roy Wise** seconded the motion.

VOTE:

11-0; motion to recommend approval of PHO-1-25—Z-89-22-2 passes with Committee members Goodhue, Franks, Hall, Hamra, Mazza, Peterson, Sepic, Soronson, Wise, Sommer, and Mortensen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.