



Village Planning Committee Meeting Summary

PHO-1-21—Z-52-08-7

Date of VPC Meeting	December 13, 2021
Planning Hearing Officer	December 15, 2021
Hearing Date	
Request	<ol style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped October 23, 2008. 2) Modification of Stipulation 2 regarding general conformance with the elevations date stamped October 23, 2008. 3) Deletion of Stipulation 5 regarding a comprehensive sign plan. 4) Modification of Stipulation 6 regarding general conformance with the conceptual landscaping plan date stamped October 23, 2008. 5) Deletion of Stipulation 8 regarding a pedestrian walkway at the corner of Baseline Road and 67th Avenue. 6) Deletion of Stipulation 15 regarding final elevations for PAD-1. 7) Technical corrections to stipulations 3, 4, 7, 9, 11, 12, and 13.
Location	Northwest corner of 67th Avenue and Baseline Road
VPC Recommendation	Approval with an additional stipulation
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sofia Mastikhina, staff, provided an overview of the subject site, its current zoning, surrounding zoning, and the requested stipulation modifications.

William F. Allison, representative with Withey Morris, provided some background information on the site, explaining that it was originally rezoned to allow for a commercial retail center with drive-through and shop pads. He explained that the new proposal will require modifications to some of the stipulations of entitlement and listed the proposed modifications. He then outlined the extensive community outreach that has been conducted both before and after the original filing of this PHO request. He listed the changes that were made to the plan in response to community discussions, which include a density reduction, the addition of one-story unit types, increased

parking, and more open space areas. The developer will also improve the existing streets and provide a pedestrian connection to the canal. He then presented the proposed site plan, landscape plan, and building elevations.

Rebecca Perrera asked if there is a pedestrian connection on the north side to access the bridle path. **Allison** replied yes.

Vice Chair Abegg expressed appreciation for the change in building design, noting the shift away from the originally proposed big box architecture and that the new designs will fit in much more nicely with the neighborhood.

Chair Tonya Glass thanked the applicant for making additional changes based on community feedback and requested that the developer provide at least 30 percent of the units with electric vehicle charging stations. **Allison** replied that every individual garage will be equipped with chargers. **Chair Glass** requested that an additional 10 chargers be provided for the guest parking areas. **Allison** replied that the plan is to have two on each end, with a total of four EV charger for the public area, which should satisfy the demand.

PUBLIC COMMENT

Dan Penton thanked the applicant for the significant changes made to the project and added that some people would still like to see enclosures for the back yards.

Phil Hertel expressed concern with the proposed density and the traffic impact it will have in the area. He stated that the unit reduction isn't enough and that it will not fit in with the area. **Chair Glass** stated that there have been recent conversations with Vice Mayor Garcia regarding future infrastructure improvement projects in Laveen, which include addressing road conditions, including on 67th Avenue. **Allison** also added that the originally proposed commercial development at this site would have generated about 6,700 daily vehicular trips, while the new residential proposal is projected to generate no more than 1,100 trips per day.

Vice Chair Abegg stated that she had contacted the attorney ahead of time to request that a stipulation be added to this case to ensure a minimum patio size and spacing on the site plan, which they had agreed to.

Perrera stated that she lives nearby and that she appreciates the significant changes made to the development proposal, but that she still has concerns with traffic, so she hopes that the city and the county will work together to fix some of the road conditions to mitigate traffic in this area.

MOTION

Vice Chair Abegg made a motion to approve the request with an additional stipulation that the open space corridor shall be required between homes as depicted on the side plan dated December 7, 2021, and that these corridors shall be a minimum width of 26 feet, which include a minimum 5-foot-deep patio for each home, and a minimum 16 feet of turf and landscaping between patios. **Francisco Barraza** seconded the motion.

VOTE

8-0, Motion to approve with an additional stipulation, with Committee Members Glass, Abegg, Barraza, Buggs. Flores, Hurd, Perrera, and Rouse in favor.