



## Village Planning Committee Meeting Summary

### Z-39-20-7

<b>Date of VPC Meeting</b>	November 17, 2020
<b>Request From</b>	S-1, Approved C-2 SP (Ranch or Farm Residence, Approved Intermediate Commercial, Special Permit) (4.23 acres)
<b>Request To</b>	CP/GCP (Commerce Park / General Commerce Park) (4.23 acres)
<b>Proposed Use</b>	Commerce park uses
<b>Location</b>	Approximately 280 feet south of the southwest corner of 91st Avenue and Durango Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation in the staff report including the modification to Stipulation No. 8 as presented by staff
<b>VPC Vote</b>	7-0, motion passed; None in dissent.

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

**Mr. Bojorquez**, staff, provided a presentation on the request. He discussed the location of the site and context, where other properties of similar zoning exist in the area. He discussed the 2015 General Plan, Area Plans and other policy documents as these relate to this request. The conceptual site plan was shown, indicating the location of site access and explaining that this property is intended to be part of a larger development to the north. He concluded the presentation by providing an overview of the stipulations presented in the staff report. Staff requested the modification of Stipulation No. 8 pertaining to landscaping standards within the right-of-way to allow the applicant additional flexibility in selecting tree species listed in the Estrella Village Arterial Street Landscaping Program:

8. *All sidewalks along 91st Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.*
  - a. *Minimum 2-inch caliper drought tolerant large canopy, single-trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings to*

*provide shade to a minimum 75 percent.*

- b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.*
- c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.*

**Mr. Jack Gilmore**, with Gilmore Planning and Landscape Architecture, introduced himself as the applicant and stated that he agrees with stipulations proposed by staff, including the enhanced landscaping standards. He mentioned that this project started as a standalone building, but during the rezoning process it evolved to the current proposal which is for this site to be part of a larger development to the north. He welcomes any questions from the committee on the case.

**Chairwoman Perez** stated that she supports enhancing the landscaping to provide additional shade in the area.

**Chairwoman Perez** called for a motion or discussion.

### **MOTION**

**Ms. Wallace** made a motion to approve case Z-39-20-7 per the staff recommendation in the staff report including the modification to Stipulation No. 8 as presented by staff. **Ms. Ademolu** seconded the motion.

Stipulation No. 8 presented by staff:

- 8. All sidewalks along 91st Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.*
  - d. Minimum 2-inch caliper ~~drought tolerant large canopy, single-trunk, shade~~ trees placed a minimum of 20 feet on center or in equivalent groupings to provide shade to a minimum 75 percent.*
  - e. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.*
  - f. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.*

**VOTE:**

7-0, motion passed; None in dissent.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

No comments.