



VILLAGE PLANNING COMMITTEE



## Village Planning Committee Meeting Summary

**PHO-1-19—Z-25-07-7**

<b>Date of Meeting:</b>	July 8, 2019
<b>Planning Hearing Officer</b>	July 18, 2019
<b>Hearing Date</b>	
<b>Request</b>	Modification of Stipulation 1 and technical corrections to Stipulations 2, 3, 4, 7, 8, 9 and 10
<b>Location</b>	Northeast corner of 43rd Avenue and Baseline Road
<b>VPC Recommendation</b>	Approval, with modifications
<b>VPC Vote</b>	7-0

### VPC DISCUSSION:

*1 public comment card was submitted for this item; it was in favor and the individual wished to speak.*

**Ms. Samantha Keating** provided an overview of the request noting the location, surrounding properties, the previous site plan and elevations, and a summary of the discussion at the June meeting.

**Mr. Ray Noggle**, representing the applicant, presented revised site plans, elevations, and signage exhibits based on input from the committee at their June meeting. He shared that the revised plans now integrate a character more rural and residential in character. The building height has been reduced, the air-conditioning unit has been concealed in a utility well on the roof, and sign exhibits have been provided.

He summarized the revised plan submittal as including: two monument signs, each between 6 and 8 feet in height with one being located on 43rd Avenue and one located on Baseline Road; two building signs with one on the southwest corner facing 43rd Avenue and one on the southwest corner facing Baseline Road; and the addition of 2 ocotillos and 2 saguaro cacti at each monument sign.

**Mr. Phil Hertel** stated that the applicant did a nice job revising the plans in response to the concerns of the community and the character of the Laveen Village. He expressed concern over the amount of signage proposed, the backlighting of signs, and the height of the monument sign. He would prefer the monument sign be limited to a maximum of 4 feet in height.

Discussion included committee members noting that they appreciate the revisions the applicant has made.

**MOTION FOR PHO-1-19 - Z-25-07-7**

**Mr. Carlos Ortega** moved to approve the PHO-1-19 (Z-25-07-7) as revised by the applicant. **Ms. Jennifer Rouse** seconded the motion.

**Vote**

7-0, Motion to approve, with Committee Members Glass, Ensminger, Harlin, Flunoy, Ortega, Rouse and Schiller in favor.