



Village Planning Committee Meeting Summary Z-122-03 (PHO-2-20)

Date of VPC Meeting	February 10, 2020
Planning Hearing Officer	February 19, 2020
Hearing Date	
Request	<ol style="list-style-type: none">1) Modification of Stipulation 1 regarding general conformance with the site plan dated March 10, 2006;2) Deletion of Stipulation 6 regarding landscaped fingers;3) Modification of Stipulation 10 regarding equestrian amenities;4) Modification to Stipulation 13 regarding general conformance to the elevations dated March 10, 2006 and specific design requirements;5) Deletion of Stipulation 20 requiring the developer to present final landscape plans to the Laveen VPC for review;6) Modification of Stipulation 23 regarding general conformance to sign designs dated April 28, 2004;7) Technical corrections to Stipulations 3, 4, 5, 11, 12, and 16.
Location	Approximately 315 feet north of the northwest corner of 51st Avenue and Southern Avenue
VPC Recommendation	Approval with modifications and additional stipulation
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Four speaker cards were submitted in favor, wishing to speak.

Ms. Sofia Mastikhina, staff, provided an overview of the request, including the location and the proposed stipulation modifications, and presented the proposed plans and elevations as well as the existing stipulated plans and elevations.

Mr. Donald Andrews presented the proposed project, described the history of the development and stated that he was involved in with the original 2003 entitlement case. He explained that a lot of time has transpired since the original zoning case,

and that building design has evolved for the better since then. As such, he would like to modify the stipulations of the existing zoning case to update the project's design to better serve the community. The proposed development is on a smaller portion of the original rezoning case, with Phase II to the west planned for a future time. He explained that the new design incorporates the rural character of the area, including a hitching post, water tower and trellis features. The updated site plan has larger setbacks from the adjacent residential neighborhood, with two rows of lush landscaping as a buffer, as well as a community plaza in front of the development where residents can come to congregate. Additionally, the new elevations show four-sided architecture, and Mr. Andrews stated that the back of the building looks just as nice as the front.

Mr. John Mockus asked if Mr. Andrews owns the entire vacant lot. **Mr. Andrews** replied that he owns all of it except for the small parcel on the hard corner.

Ms. Stephanie Hurd asked if there are horse riders in the area and if the hitching post would be utilized at all. **Mr. Andrews** replied that he believes there are horses in the area, as there are equestrian trails throughout. He added that the hitching post feature was a stipulation in the original zoning case.

Ms. Linda Abegg why the developer is asking to delete the stipulation regarding landscape fingers in the driveways. **Mr. Andrew** explained that the old plan encompassed a much larger area and that the new plan is just a portion of the original footprint, thus the landscape fingers are no longer as necessary to break up the scale of the development. He added that there will still be some landscape fingers in the new development, as well as landscape diamonds throughout, so the new plan goes beyond what was originally proposed. **Ms. Abegg** stated that she would like the Committee to stipulate to general conformance to the landscape plan presented.

Public Comment

Mr. Dan Penton spoke in favor of the proposal, stating that the new plan added several features that enhanced the project. He expressed his support for adding more trees to bring the shade coverage beyond 30 percent to the rear areas of the site.

Mr. Jon Kimoto expressed his support of the project and stated that the updated plans do a better job of reflecting the agricultural heritage of Laveen. He further stated that the smaller scale neighborhood shopping center is a positive addition to the area, and that this project exceeds the city requirements. He noted that this project was approved unanimously at the Laveen Citizens for Responsible Development (LCRD) meeting, with the following conditions: general conformance to the site plan presented, and that any revisions shall return to the community for review.

Mr. Phil Hertel praised the applicant for working well with the community and urged the Committee to approve the project.

Mr. Vance Pierce stated that he liked the new plan, especially the enhanced setbacks from the residential properties. He asked why the pedestrian walkway was being reduced to 6 feet. **Mr. Andrews** replied that the original site was much larger and that, with its reduction, 10-foot walkways would restrict the site. He noted that the old plan showed walkways only along the front of the property, while the new plan features pedestrian walkways on all sides of the property. **Mr. Pierce** stated that the site needs more shade trees in the parking areas. **Mr. Andrews** replied that after meeting with the community, it was decided that more trees should be added to the community plaza, as that is where people will gather and thus will need more shade.

Ms. Hurd asked if palm trees will be planted. **Mr. Andrews** replied no, as they do not provide any shade.

MOTION

Linda Abegg made a motion to recommend approval with modifications and an additional stipulation.

- Approve modifications for Stipulation Nos. 10, 13, 23, and all technical corrections.
- Modify Stipulation No. 1 to new site plan dated February 3, 2020.
- Modify Stipulation No. 6 to general conformance to landscape plan dated February 3, 2020.
- Add stipulation to return for review and comment for any modifications to signs, lighting, landscape and site plans.

Jennifer Rouse seconded the motion.

VOTE

11-0 Motion passed; with members Abegg, Ensminger, Estela, Flunoy, Harlin, Hurd, Mockus, Ortega, Rouse, Glass and Branscomb in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.