



Village Planning Committee Meeting Summary

GPA-LV-1-22-8

Date of VPC Meeting	July 11, 2022
Request From	Residential 2 to 3.5 dwelling units per acre
Request To	Commercial
Proposed Use	Commercial uses
Location	Southwest corner of 43rd Avenue and Baseline Road
VPC Recommendation	Approval
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item No. 8, GPA-LV-1-22-8, and No. 9, Z-25-22-8, were heard concurrently.

STAFF PRESENTATION

Julianna Pierre stated that this item was heard by the Committee last month for information only. She provided information regarding the request, location, and surrounding zoning for General Plan Amendment, GPA-LV-1-22-8, and Rezoning Case No. Z-25-22-8. She stated that the PUD request and associated General Plan Amendment would permit a veterinary hospital and other commercial uses. She discussed the proposal of a veterinary hospital and clinic on the south side of the site and the north side of the site is proposed for future commercial uses. She discussed the prohibited uses, development standards, and design of the proposal. She stated that there was community input about traffic issues caused by the adjacent school. She reviewed the staff findings, recommendation, and stipulations for Z-25-22-8 and noted that the associated General Plan Amendment did not have any stipulations.

APPLICANT PRESENTATION

Adam Baugh, representative with Withey Morris, PLC, provided an overview of the site and the proposal. He stated that the use developing on the southern portion of the site will be the Laveen Veterinary Center and that the northern portion of the site will be for future commercial uses. He stated that since last month, the developer had talked with the Community and Economic Development Department to determine the demographics in the area and what types of commercial uses would be best for the north side of the site. He emphasized that the intent of the PUD is to develop and asset for the community.

PUBLIC COMMENTS

Dan Penton stated that he was in favor of the proposal, but requested that the north side of the parcel be dustproofed until uses were ready to be built.

MOTION

Committee member JoAnne Jensen made a motion to approve GPA-LV-1-22-8, per the staff recommendation. The motion was seconded by **Committee member Jennifer Rouse**.

VOTE

8-0, motion to recommend approval per the staff recommendation passed; with Committee members Abegg, Barraza, Buggs, Hurd, Jensen, Ortega, Perrera, and Rouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.