

ATTACHMENT B



Village Planning Committee Meeting Summary

PHO-1-25--Z-56-23-7

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| Date of VPC Meeting | July 14, 2025 |
| Date of Planning Hearing Officer Hearing | July 16, 2025 |
| Request | <ol style="list-style-type: none">1) Request to modify Stipulation1 regarding the addition of architectural features to the building elevations2) Request to modify Stipulation 2 regarding PHO review of the conceptual elevations and landscape plans |
| Location | Southwest corner of the 78th Avenue and Alta Vista Road alignments |
| VPC Recommendation | Approval |
| VPC Vote | 8-0 |

VPC DISCUSSION:

Two members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request and concluded the staff presentation by summarizing the proposed single-family elevations and added the proposed modifications proposed in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

Melissa Vasquez, representing the applicant with Ashton Woods, began the presentation by displaying the proposed architectural elevations for single-family development. Ms. Vasquez noted similar projects such as Estrella Crossing and Estrella Vista. Ms. Vasquez displayed the proposed architectural series and noted the four-sided architecture with a variety of windows sizes and materials. Ms. Vasquez concluded the

presentation by summarizing the number of available bathrooms and bedrooms and the square footage and assuring that the elevations will meet all City of Phoenix requirements.

Questions From the Committee:

Co-Vice Chair JoAnne Jensen asked if this was the second time that Ms. Vasquez had made this request. **Ms. Vasquez** noted that the previous PHO request was for a different project. Ms. Vasquez added that based on the previous PHO request, she had added numerous enhancements to the proposed elevations. **Co-Vice Chair Jensen** asked if the houses would have gutters. **Ms. Vasquez** stated that they would not.

Kristine McCann noted that she liked that some of the elevations had a coach light and asked if all elevations would have a coach light on the exterior. **Ms. Vasquez** stated that all elevations series will have two standard coach lights on the front exterior. **Ms. McCann** stated that the proposed 402 elevations had a side entry, and others had a center entrance and added that she liked the variety in entrances. Ms. McCann added that this way it will have a mixture and not be monotonous.

Mixen Rubio-Raffin asked if any cooling features would be proposed such as covered patios. **Ms. Vasquez** noted that no awnings would be proposed to allow double pane windows.

Chair Stephanie Hurd asked staff if the proposed stipulation language would ensure that the elevations presented would keep the architectural features. **Ms. Sanchez Luna** displayed the proposed stipulation language and noted that the proposed language had a list of architectural features shown on the elevations. Ms. Sanchez Luna added that the proposed elevations will have to meet all the City standards before approval.

Public Comment:

Phil Hertel asked if the elevations have been submitted to the City. **Ms. Vasquez** confirmed.

Dan Penton stated that Lot 5 needed to be limited to one story and 20 feet. Mr. Penton noted that the elevations were like the Estrella Crossing and Estrella Vista elevations and offered no diversity. Mr. Penton stated that the elevations should include modern farmhouse features rather than Spanish architecture. Mr. Penton added a comment regarding the removal of the stop sign on 77th Avenue, right outside their development.

Committee Discussion:

Chair Hurd asked why the development was moving away from modern farmhouse. **Ms. Vasquez** noted that the modern farmhouse design did not allow for the same level of mixture required by City standards. **Mr. Penton** noted that this would make three communities with the same styles.

Andre Serrette stated that the color palette was the same. **Ms. Vasquez** stated that the colors could be changed to white and Spanish brown.

Ms. Rubio-Raffin stated that there could be a series that would offer a variety or add to the same basic design.

Co-Vice Chair Jensen asked if this development would have an HOA. **Ms. Vasquez** confirmed. **Co-Vice Chair Jensen** added that the door for series 1402 had an offset door. **Ms. McCann** stated that she liked the offset. **Ms. Vasquez** added that it was offset because of the adjacent bedroom.

Chair Hurd asked staff to display the site plan. **Ms. Sanchez Luna** displayed the site plan and noted that Lots 1 through 19 were required to be 50 feet wide. **Mr. Penton** stated that Lot 5 needed to be limited to one story. **Ms. Sanchez Luna** read stipulation No. 19 that required a maximum building height of one story and 20 feet for Lots 3, 4, 6, 7, and 9 through 12. **Ms. Vasquez** stated that she will ensure that Lot 5 to be limited to one story. **Ms. Sanchez Luna** identified Lot 5 and noted that it was not in the stipulation. **Chair Hurd** asked if they could modify the stipulation. **Ms. Sanchez Luna** stated that the PHO request was only for Stipulation No. 1 and 2 and not Stipulation No. 19. Ms. Sanchez Luna added that the VPC could put it on the record to recommend a height limit for Lot 5.

Motion:

Co-Vice Chair Francisco Barraza motioned to recommend approval of PHO-1-25--Z-56-23-7. **Co-Vice Chair JoAnne Jensen** seconded the motion.

Chair Hurd and Co-Vice Chair Barraza noted that they wanted it on record that the committee recommended Lot 5 should be limited to 1 story and 20 feet but will not include it on their motion.

Vote:

8-0, motion to recommend approval of PHO-1-25--Z-56-23-7 passed with Committee Members Doromal, McCann, Nasser-Taylor, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Staff comments regarding VPC Recommendation:

None.