



## Village Planning Committee Meeting Summary

PHO-1-24--Z-104-23-8

<b>Date of VPC Meeting</b>	July 9, 2024
<b>Date of Planning Hearing Officer Hearing</b>	July 17, 2024
<b>Request</b>	Modification of Stipulation 34 regarding conceptual elevation review
<b>Location</b>	Northeast corner of 36th Street and Beverly Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	15-0

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*No members of the public registered to speak on this item.*

### STAFF PRESENTATION

**Samuel Rogers**, staff, provided an introduction and overview of the proposal, identifying the size, location, zoning, adjacent land uses, and General Plan Land Use Map designation. Mr. Rogers discussed the PHO (Planning Hearing Officer) process, history of the site, and explained the requested stipulation modification.

### APPLICANT PRESENTATION

**Logan Powel**, representing the applicant with Porchlight Homes, asked if the Village Planning Committee (VPC) had seen the elevations. **Mr. Rogers** stated that a full set of elevations was not provided in the original rezoning application.

**Mr. Powel** displayed and described the proposed elevation styles, colors, architecture, and building materials. Mr. Powel explained the request and process.

### QUESTIONS FROM THE COMMITTEE

**Committee Member Tamala Daniels** asked how many color palettes are proposed. **Mr. Powel** stated there are three color palettes for each of the three elevations and stated that there are nine color palettes total.

**Committee Member Marcia Busching** stated she does not have any issues with the proposal, requested that sconces on the front of homes not project out, and explained that lights should project down rather than outwards. **Committee Member Gene**

**Holmerud** asked which lights Committee Member Busching was discussing. Committee Member Busching explained that she was talking about the decorative lights on the front of the homes. **Mr. Powel** explained that some of the lights are a lantern style that project light out and others are downcast, stated that lights should not project out towards other homes, and stated that there are some safety concerns regarding proper lighting.

**Committee Member Tamala Daniels** asked if buyers are able to select their coach lights when they select their homes. **Mr. Powel** explained that coach lights are determined by the elevation style and stated that homeowners often change out their lights after buying.

#### PUBLIC COMMENT

None.

#### APPLICANT RESPONSE

None.

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

##### MOTION

**Committee Member Kay Shepard** made a motion to recommend approval of PHO-1-24--Z-104-23-8. **Committee Member George Brooks** seconded the motion.

##### VOTE

**15-0**, motion to recommend approval of PHO-1-24--Z-104-23-8 passed with Committee Members Aldama, Alvarez, Brooks, Busching, F. Daniels, T. Daniels, Falcon, Holmerud, Jackson, T. Muhammad, F. Muhammad Roque, Shepard, Viera, Greathouse, and Marchuk in favor.

**Chair Marchuk** stated that he had visited another subdivision that had used two of the proposed elevations, stated that he thought the elevations were beautiful, and stated that he expects the proposed homes will be very fine products.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.