



**Village Planning Committee Meeting Summary**  
**PHO-1-26--Z-45-22-8**

<b>Date of VPC Meeting</b>	May 11, 2026
<b>Date of Planning Hearing</b>	May 20, 2026
<b>Officer Hearing</b>	
<b>Request</b>	<ol style="list-style-type: none"><li>1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations</li><li>2) Modification of Stipulation 2 regarding the Town Square site plan and amenity features</li><li>3) Modification of Stipulation 20 regarding the minimum open space required for Lot 1</li><li>4) Modifications of Stipulation 23 regarding the depicted site plan</li><li>5) Modification of Stipulation 25 regarding the maximum number of units for Lot 2</li><li>6) Modification of Stipulation 26 regarding the minimum open space required for Lot 2</li><li>7) Deletion of Stipulation 28 regarding district standards</li><li>8) Deletion of Stipulation 29 regarding the maximum number of units for Lot 3</li><li>9) Deletion of Stipulation 30 regarding the minimum open space required for Lot 3</li><li>10) Deletion of Stipulation 31 regarding required bicycle parking</li></ol>
<b>Location</b>	Southeast corner of 59th Avenue and Dobbins Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	10-0

### **VPC DISCUSSION:**

*One member 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 noted the proposed modification presented in the Planning Hearing Officer (PHO) application.

### **Applicant Presentation:**

**Wendy Riddell**, representing the applicant with Berry Riddell LLC, began the presentation by providing background information including the zoning designation on the site and the surrounding proposed land uses including the proposed Vestar development across the street. Ms. Riddell displayed the original site plan and stated that they will be eliminating the horizontal multi-family project and providing an additional 7 acres of commercial. Ms. Riddell noted that there was an increase in number of units for Lot 2 but would reduce to the overall number of units for the site by 35. Ms. Riddell displayed the proposed changes and deletions for their request. Ms. Riddell concluded the presentation by displaying conceptual architectural images of the proposed multifamily.

### **Questions From the Committee:**

**Rebecca Perrera** asked if there would be a mix of floor plans for the multi-family project. **Ms. Riddell** confirmed.

**Patrick Nasser-Taylor** noted that the original rezoning case had a step back provision that would require a maximum height along the perimeter of the development. Mr. Nasser-Taylor asked if this would still be the case. **Ms. Riddell** stated that based on community feedback, there will be a step back provision. **Mr. Nasser-Taylor** asked if there would be any commercial businesses coming into the site that would make Laveen citizens very happy. **Ms. Riddell** noted that there are interested groups but that she did not have the authority to reveal any names.

**Jeniffer Rouse** stated that she appreciated the change to include more commercial development. **Andre Serrette** voiced his agreement.

**Kristi McCann** noted that she was part of the audience when the original rezoning case was presented to the Village Planning Committee. Ms. McCann noted that she remembered the concerns regarding the proposed multifamily including the loss of scenic views and having three story structures right up against Dobbins Road. Ms. McCann added that there were other three-story multifamily projects along Dobbins Road so she appreciated the buffer. Ms. McCann stated that there was a school located south of the site and noted that the drive lane would be a great buffer and promote walkability. Ms. McCann added that the multifamily will also have an enhanced buffer

because of the location of the garages. Ms. McCann was pleased that the open space with pickle ball courts would be open to the public. Ms. McCann stated that she really liked the proposed site plan and asked when construction would begin. **Ms. Riddell** confirmed that construction will occur next year with commercial being proposed in the first phase. **Ms. McCann** noted the initiatives for improvements along Dobbins Road and stated that that would be another piece of the puzzle. Ms. McCann concluded her comment by adding that she liked how thorough the presentations were.

**Linda Abegg** stated that she appreciated the setback, new site plan, more commercial and was happy that the retail would occur within the first phase.

**Co-Vice Chair Francisco Barraza** voiced his agreement.

**Co-Vice Chair JoAnne Jensen** noted that the proposed development was an improvement and that the proposal would work well with other future developments.

**Chair Stephanie Hurd** stated that they wanted this development to compliment the future Vestar development.

**Public Comment:**

**Phil Hertel** voiced his approval and stated that Wendy Riddell knows what the community wants and what to expect.

**Committee Motion, Discussion, and Vote:**

**Motion:**

**Jennifer Rouse** motioned to recommend approval of PHO-1-26--Z-45-22-8 as presented. **Patrick Nasser-Taylor** seconded the motion.

**Vote:**

**10-0**, motion to recommend approval of PHO-1-26--Z-45-22-8 passed with Committee Members Abegg, Darby, McCann, Nasser-Taylor, Perrera, Rouse, Serrette, Barraza, Jensen, and Hurd in favor.

**Staff comments regarding VPC Recommendation:**

None.