



**Village Planning Committee Meeting Summary**  
**PHO-1-18--Z-96-06-7**

<b>Date of VPC Meeting</b>	January 14, 2019
<b>Request</b>	<ol style="list-style-type: none"><li>1) Modification of Stipulation No. 1 regarding general conformance to the site plan dated August 15, 2006;</li><li>2) Deletion of Stipulation No. 2 regarding submission of elevations for Planning Hearing Officer Review;</li><li>3) Deletion of Stipulation No. 3. Regarding a 50-foot landscape setback along the eastern property line;</li><li>4) Modification of Stipulation No. 9 regarding location of transit pad;</li><li>5) Deletion of Stipulation No. 10 regarding transit pad, 2 bus bays and dedication of right-of-way;</li><li>6) Deletion of Stipulation No. 11 regarding transit pad, 2 bus bays and dedication of right-of-way;</li><li>7) Modification of Stipulation No. 13 regarding size of right-of-way;</li><li>8) Modification of Stipulation No. 18 regarding maximum dwelling units per acre;</li><li>9) Modification of Stipulation No. 19 regarding open space on specific parcels;</li><li>10) Deletion of Stipulation No. 20 regarding submission of conceptual lighting, signage and landscaping plans for Planning Hearing Officer review;</li><li>11) Technical corrections of Stipulation Nos. 8, 12, 14, 15 and 19.</li></ol>
<b>Zoning/ Proposed Use</b>	C-2 and R-3A / Commercial and Multi-Family Residential
<b>Location</b>	Southwest Corner of 59th Avenue and Southern Avenue
<b>VPC Recommendation</b>	Approval with a modification and an additional stipulation
<b>VPC Vote</b>	8-1

## **DISCUSSION & RECOMMENDED STIPULATIONS:**

**Mr. Cody White**, staff, delivered a brief presentation outlining the request for both items 6 and 7.

**Mr. Alan Beaudoin**, applicant, delivered a presentation outlining the request and the changes made to the request since he presented to the Committee during the previous month.

**Mr. Beaudoin** emphasized that his team has been working very closely with the Laveen Citizens for Responsible Development and several members of the Laveen Village Planning Committee. **Mr. Beaudoin** also noted that his team has reached out to the Maricopa Community College District which has submitted a letter of support for the project.

**Mr. Beaudoin** mentioned that the revised proposal includes a number of additional pedestrian connections to the surrounding area, and that the project is now gated, as proposed. **Mr. Beaudoin** stated that the revised proposal also includes additional vehicular access to 59th Avenue and to Southern Avenue.

**Mr. Beaudoin** outlined his proposed changes to the stipulation modifications. He proposed expanding upon stipulation No. 1 to stipulate general conformance to a site plan with specific regard to two-story buildings along the perimeter, a reduced unit count of 716 units, and that no more than 40 units shall be shifted between phases of the project. **Mr. Beaudoin** continued with changes to Stipulation No. 1, adding 10% improved open space, and a total of 28% open space be provided, a minimum of two ingress and egress points, and gated access to both phases of the project.

**Mr. Beaudoin** addressed his proposed changes to Stipulation No. 2 regarding review and comment for building elevations, landscape and lighting plan. **Mr. Beaudoin** shared that he had been working with Committee Member Abegg and had added a number of specific landscape stipulations and that all items would be brought back for review and comment. **Mr. Beaudoin** outlined the remaining modifications and noted that there was no change from the previously requested modifications.

**Chairman Robert Branscomb** opened the floor to committee discussion.

**Mr. Randy Schiller** inquired about a label on the proposed site plan regarding proposed units above garages. **Mr. Beaudoin** responded that there are several units above individual garages proposed along the western boundary of the site. **Mr. Schiller** asked if the project would be managed as two separate communities. **Mr. Beaudoin** responded that the project would be developed in two phases, but might be jointly managed.

**Ms. Wendy Ensminger** shared her concern with the proposed density of the

project.

**Ms. Jennifer Rouse** shared her concern with the proposed density of the project.

**Ms. Cinthia Estela** thanked the applicant for their efforts, but expressed concern with the traffic and congestion generated by the project.

**Mr. Curtlin Johnson** asked if the community would have fencing around the community. **Mr. Beaudoin** replied that it would, with pedestrian gates provided at several locations.

**Ms. Linda Abegg** thanked the applicant for their efforts in responding to Committee concerns. **Ms. Abegg** asked if there were opportunities for additional pedestrian connections. **Mr. Beaudoin** replied that pedestrian gates will be provided wherever vehicular gates exist, and at several other points throughout the project. **Ms. Abegg** requested that a landscape stipulation be clarified to address specific tree caliper sizes. **Ms. Abegg** requested that an additional stipulation be added requiring a pitched roof for all buildings on site.

**Ms. Wendy Ensminger** asked the applicant how willing they were to work with the committee on the density of the project. **Mr. Beaudoin** responded with his belief that the applicant team has already made significant compromise regarding the unit reduction and the other stipulation modifications.

**Chairman Robert Branscomb** opened the floor to public comment.

**Mr. James Hughes** delivered public comment regarding whether or not the land owners have received compensation when a portion of their land was purchased by ADOT for the Loop 202 South Mountain Freeway.

**Mr. Gerald Cormier** delivered public comment regarding his concerns with the density of the proposed project.

**Mr. Daniel Penton** delivered public comment regarding the lack of public safety resources in the area, and the adverse impact this project may have on area response times.

**Mr. Phil Hertel** delivered public comment and thanked the applicant for their efforts. **Mr. Hertel** stated that, more than any other place in Laveen, this is a perfect location for a multi-family development, and that he agreed with the majority of stipulation changes. **Mr. Hertel** cautioned the Committee with regard to additional density changes, stating that this is a good project and additional requirements may not make for a feasible project.

**Mr. Jon Kimoto** delivered public comment thanking the applicant for the effort and asked the Committee to approved the request.

**Ms. Nicki Denman** delivered public comment and expressed concern regarding the proposed configuration of 59<sup>th</sup> Avenue. **Ms. Denman** asked whether or not the applicant has talked to the school district regarding capacity.

**Chairman Robert Branscomb** closed the floor to public comment.

**Mr. Alan Beaudoin**, applicant, responded to public comment. He mentioned that there is a lot of work left to do regarding the adjacent street configuration issues, but expressed his desire to work with staff to craft a solution. **Mr. Beaudoin** thanked **Mr. Hertel** for his analysis and suggestions and expressed his willingness to comply with **Mr. Hertel's** stipulations.

### **MOTION**

**Ms. Linda Abegg** recommended approval of the request with a modification to Stipulation No. 2, adding requirements that buildings have a pitched or hipped roof, that all vehicular entrances shall provide pedestrian access gates adjacent to each vehicular gate, that trees on site consist of 30% 3-inch caliper and 40% 2-inch caliper, and a cap of 17 dwelling units per acre.

**Ms. Cinthia Estela** seconded the motion.

**Ms. Wendy Ensminger** proposed an amendment to the motion, adding a stipulation that no building be greater than two stories in height.

**Ms. Abegg** stated that she did not support the proposed amendment. She suggested that **Ms. Ensminger** make a substitute motion.

**Ms. Wendy Ensminger** made a motion to recommend approval of the request with a modification to Stipulation No. 2, adding requirements that buildings have a pitched or hipped roof, that all vehicular entrances shall provide pedestrian access gates adjacent to each vehicular gate, that trees on site consist of 30% 3-inch caliper and 40% 2-inch caliper, and a cap of 17 dwelling units per acre, and an additional stipulation requiring a maximum height of two stories.

**Mr. Carlos Ortega** seconded **Ms. Ensminger's** motion.

### **VOTE**

**8-1**, Motion to recommend approval with a modification and an additional stipulation passed; with Committee Members Branscomb, Ensminger, Estela, Johnson, Mockus, Ortega, Rouse and Schiller in favor and Abegg opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

**VPC Recommended Language Regarding Stipulation #2**

2.	That elevations shall be submitted to the Planning Department for Planning Hearing Officer review and approval through the public hearing process prior to Development Services Department preliminary site plan approval.
A.	THAT ALL BUILDINGS UTILIZE PITCHED OR HIPPED ROOF STYLES.
B.	PERIMETER LANDSCAPE TREATMENT WITHIN THE LANDSCAPE SETBACKS ADJACENT TO SOUTHERN AVENUE AND 59TH AVENUE SHALL INCLUDE 40% 2-INCH CALIPER TREES AND 30% 3-INCH CALIPER TREES, PLANTED IN A STAGGERED PATTERN ON EITHER SIDE OF THE DETACHED SIDEWALK AND AT 20 FEET ON CENTER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
C.	THAT PEDESTRIAN ACCESS GATES SHALL BE PROVIDED ADJACENT TO ALL VEHICULAR GATES.

**Commentary**

Staff recommends that recommended Stipulation 1.B regarding landscaping be modified to identify caliper size for 100% of stipulated trees.

**VPC Recommended Additional Stipulation**

21.	THAT ALL BUILDINGS BE RESTRICTED TO 2-STORIES, MAXIMUM.
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Staff recommends that this stipulation be modified to stipulate a maximum building height rather than a maximum number of stories.