

**Attachment B**  
**Village Planning Committee Meeting Summary**  
**PHO-1-18—Z-120-88-7**

<b>Date of VPC Meeting</b>	September 11, 2018
<b>Planning Hearing Officer</b>	September 19, 2018
<b>Hearing Date</b>	
<b>Request</b>	<ol style="list-style-type: none"><li>1) Deletion of Stipulation No. 1 regarding general conformance to site plan submitted and dated May 18, 1988</li><li>2) Deletion of Stipulation No. 2 regarding a maximum of .3 FAR</li><li>3) Deletion of Stipulation No. 3 regarding 25-foot landscape setbacks for street frontages along Lower Buckeye Road and 39th Avenue and 2.5-inch caliper trees to be planted</li><li>4) Deletion of Stipulation No. 5 regarding 6-foot masonry walls to be placed along the perimeter property lines</li><li>5) Deletion of Stipulation No. 6 regarding outdoor storage be limited to the yard area as specified on site plan dated May 18, 1988</li><li>6) Deletion of Stipulation No. 7 regarding future development plans shall be subject to review by the Planning Hearing Officer</li></ol>
<b>Location</b>	Approximately 565 feet west of the southwest corner of 39th Avenue and Lower Buckeye Road
<b>VPC Recommendation</b>	Approval with a modification
<b>VPC Vote</b>	7-0

**VPC DISCUSSION & RECOMMENDATION:**

**Ms. Elyse DiMartino** provided an overview of the modification requests including presentation of aerial photographs, zoning maps, previously approved site plan, and current proposed site plan. She discussed the rezoning case that applied the subject property. She explained the applicant's request and discussed the proposed stipulation language.

**Mr. Adam Baugh, representative with Withey Morris**, provided an overview of the surrounding zoning, general plan some brief background regarding approved site plan and proposed site plan. He explained that the proposed site plan encompasses an area larger than the area of the rezoning case. He described the site plan in further detail, explained there would be a 564,000 square foot distribution center on site with improved

landscaping and streetscape, dual access points, enhanced elevations, and an increased building setback from Lower Buckeye Road. Mr. Baugh detailed the requests to delete Stipulation Nos. 1-3 and 5-7. He explained that many of the stipulations are contradicting the current zoning standards; therefore, removal of those stipulations will allow the applicant to comply with current codes.

**Ms. Lisa Perez** expressed concern with removal of Stipulation No. 1 regarding general conformance to the May 18, 1988, site plan. She explained she would prefer to have the stipulation remain. **Mr. Baugh** stated the applicant would be okay with keeping Stipulation No. 1 and modifying it to be in general conformance with the site plan date stamped August 3, 2018.

### **MOTION:**

**Mr. Mark Cardenas** made a motion to approve PHO-1-18—Z-120-88-7 as requested with modifications to Stipulation No. 1. **Mr. Dafra Sanou** seconded the motion.

### **VOTE:**

The motion was approved, Vote: 7-0.

### **STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

The VPC recommended stipulations read as follows:

1. That development be in general conformance to the site plan ~~submitted and dated May 18, 1988~~ DATE STAMPED AUGUST 3, 2018, and as may be ~~modified by the following stipulations.~~ AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. ~~That development not exceed a .3 FAR.~~
3. ~~That 25-foot landscaped setbacks be provided for street frontages along Lower Buckeye Road and 39<sup>th</sup> Avenue at the time of phased development. Such landscaping is to include 2-1/2 inch caliper trees planted 20 feet on center or in equivalent groupings. The landscaping shall be maintained with an appropriate watering system.~~
5. ~~That six-foot masonry walls be placed along the perimeter property lines exclusive of frontages along Lower Buckeye Road and 39<sup>th</sup> Avenue at the time of Phase 1 development. A five (5) foot landscape strip is to be placed along the face of the perimeter walls.~~
6. ~~That outdoor storage be limited to the yard area as specified on the submitted site plan dated May 18, 1988. The yard area shall be screened with a six-foot masonry wall and storage of items within the yard area shall not exceed six feet in height.~~
7. ~~That future development plans shall be subject to review by the Planning Hearing Officer to determine the level of compliance with the stipulations listed above.~~