



Village Planning Committee Meeting Summary

GPA-EST-3-24-7

Date of VPC Meeting	February 18, 2025
Request From	Residential 3.5 to 5 dwelling units per acre
Request To	Industrial
Proposal	Minor General Plan Amendment to allow light industrial uses
Location	Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	4-1

VPC DISCUSSION:

Cases GPA-EST-3-24-7 and Z-128-24-7 are companion cases and were heard together.

No 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 and proposal. Mrs. Sanchez Luna stated that the applicant was proposing light industrial uses. Mrs. Sanchez Luna provided an overview of the proposed General Plan Land Use amendment. Mrs. Sanchez Luna summarized the surrounding land uses and noted the mixture of outdoor storage, industrial uses, and single-family residential. Mrs. Sanchez Luna displayed the site plan and renderings and noted the orientation of the buildings and access via 67th Avenue. Mrs. Sanchez Luna concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Applicant Presentation:

Shaine Alleman, representing the applicant with Tiffany & Bosco P.A., displayed the subject site and noted the predominately heavy commercial and industrial uses in the area. Mr. Alleman summarized previously approved rezoning cases in the area and noted the shift towards industrial uses. Mr. Alleman added that numerous businesses are under code compliance violations. Mr. Alleman stated that rezoning the property would allow light industrial uses but follow performance standards found in the Zoning Ordinance. Mr. Alleman noted that the site will be updated to have enhanced

landscaping, frontage, and screening. Mr. Alleman concluded the presentation by summarizing neighborhood outreach, noted the shared access with the property to the south, and voiced his agreement with all proposed stipulations.

Questions from the Committee:

Lisa Perez noted that this area has had a mix of residential and industrial uses and that the Neighborhood Services Department has been working to bring the area up to code. Ms. Perez noted that 40 feet seemed excessive and asked for an example of something that was 40 feet in the area. **Mr. Alleman** noted that the warehouse across the street would probably be an average of 50 to 60 feet. **Ms. Perez** noted that there was a warehouse building across 69th Avenue and asked about the height of that building. **Mr. Alleman** stated that that warehouse was between 50 to 60 feet tall. Mr. Alleman noted that the proposed height was 40 feet, lower than the average height for A-1 zoning.

Ms. Perez asked what type of businesses would utilize the proposed warehouse spaces. **Nima Faghieh**, a partner property owner, noted that the proposal would serve small businesses and those that have trade businesses like plumbers or welders. **Ms. Perez** asked if any toxic materials would be stored. **Mr. Faghieh** said that no toxic items will be stored or utilized. **Mr. Alleman** noted that any toxic materials would require A-2 zoning.

Romona Burris asked what type of business the property owner has. **Mr. Faghieh** noted that their business was temporary fencing and toilet facilities. Mr. Faghieh noted that they will continue to use a portion of the site but will also allow other small businesses. Ms. Burris added that her main concern was traffic and commercial traffic that would be produced. **Mr. Alleman** noted that a traffic study was conducted and added that semi-trailer trucks would not be expected. Mr. Alleman added that this site would accommodate personal trucks or box trucks. Mr. Alleman stated that access is limited to right in and right out, forcing vehicles to travel south and not north to Van Buren.

Ms. Burris summarized all the commercial uses in the area and added that all these businesses generate a lot of commercial traffic. **Mr. Alleman** noted that the traffic study states an increase of 4.6% in traffic. **Ms. Burris** asked for more information on the statistics provided. **Mr. Alleman** added that the Street Transportation Department has approved the traffic study. Mr. Alleman stated that they would be required to provide additional improvements if they generated a large amount of traffic.

Ms. Burris noted that she lived in this area and that she has experienced a lot of traffic. Ms. Burris asked if customers will also be going to the subject site. **Mr. Faghieh** noted that small businesses do not have a large fleet of trucks. Mr. Faghieh stated that small businesses usually consist of one or two personal vehicles or company vehicles. Mr. Faghieh added that the units do not accommodate a large number of people.

Ms. Burris stated that if each unit has two people and there are eleven units, this would be an additional twenty-two vehicles in the area. **Mr. Alleman** stated that roads are improved as development is proposed. Mr. Alleman added that they will be improving

the street as part of the rezoning request. Mr. Alleman summarized the proposed improvements to 67th Avenue.

Ms. Burris asked if the surrounding property owners support the proposal. **Mr. Alleman** noted that the property owners to the south and west support the request but the property owners to the north have not filed for rezoning. Mr. Alleman added that the southern proposal also had street improvements for 67th Avenue as part of their rezoning request. Mr. Alleman stated that that rezoning case has set a precedent for improvements.

Kristine Morris asked if there were any long-term plans to extend 69th Avenue further south. **Ms. Perez** noted that it would require cutting through someone's property. **Mr. Alleman** stated that the City does not have plans to expand 69th Avenue. **Ms. Morris** asked if this proposal was part of the approved project to the south. **Mr. Alleman** noted that it was a separate project but that they will be sharing an accessway in between both properties.

Renee Dominguez asked for the dimensions of the box trucks mentioned. **Mr. Alleman** stated that the site would accommodate small box trucks. **Mr. Faghih** added that businesses owners will not be getting deliveries every day. **Ms. Dominguez** stated that some HVAC businesses have been able to fit in smaller warehouse buildings. **Mr. Faghih** stated that the proposed units were too small for HVAC businesses.

Ms. Perez provided a previous example where there was a similar proposal, and she had requested a stipulation that would require right-in and right-out access. Ms. Perez stated that she appreciated and supported the right-in and right-out access restrictions to this site. **Mr. Alleman** noted that the raised median would also prevent left turns. Mr. Alleman stated that he has experience with small businesses and noted that business owners are more likely to pick up material and bring it to the site.

Dustin Thrower stated that he has also seen similar warehouses and agreed that it usually consisted of two or one individuals. Mr. Thrower added that they usually store material that they wouldn't want to store in their homes. Mr. Thrower asked for the dimensions of the open yard. **Mr. Alleman** stated that the yard was 24 feet in length. **Mr. Thrower** noted that 24 feet will not accommodate large box trucks or semi-trailers. **Mr. Alleman** added that semi-trailers would be unable to turn around on the site.

Ms. Burris asked if the southern property had a tenant for their proposal. **Mr. Alleman** stated that they had spoken to numerous applicants but there were no tenants proposed for the south property. **Ms. Burris** asked if the same stipulations would apply to the south property. **Mr. Alleman** confirmed.

Ms. Perez asked if the modification to the accessway of the south property would require a PHO. **Mr. Alleman** noted that the modification should be minor enough to not require a PHO hearing.

Ms. Burris stated that both projects would generate a lot of traffic and semi-trailers. **Ms. Perez** noted that there were already numerous semi-trailers on the subject property and property to the south but were doing so unlawfully. Ms. Perez added that this rezoning case will make these businesses follow performance standards. **Ms. Burris** added that now there will be numerous tenants and businesses. **Ms. Perez** stated that this was already occurring. **Mr. Alleman** added that the majority of these businesses have been operating for over twenty-five years. Mr. Alleman noted that the property owners he represents want to be a solution to the problem by updating the zoning and following standards.

Ms. Morris stated that she was happy that the proposal was not for self-storage.

Mr. Thrower added that this would also bring tax dollars to the area. **Mr. Alleman** noted that numerous small businesses have voiced interest in the proposal. Mr. Alleman reiterated that this rezoning proposal will have site improvements like landscaping, building frontages, and screening.

Ms. Perez noted the rezoning case on 28th Avenue and Lincoln Street where they also had a mix of residential and industrial uses. Ms. Perez added that that rezoning case brought a lot of businesses in the area up to code. **Mr. Alleman** added that west of 69th Avenue is zoned A-1 which could have resulted in this mixture of uses east of 69th Avenue.

Ms. Dominguez added that she liked the proposal because it was organized and gave people a place to store items for their small businesses. Ms. Dominguez noted that in her area there are a lot of small businesses with personalized trucks. **Ms. Perez** asked what area Committee Member Dominguez lived in. **Ms. Dominguez** noted she lived near 43rd Avenue. **Ms. Perez** agreed on the large number of business trucks in the area.

Motion:

Renee Dominguez motioned to recommend approval of GPA-EST-3-24-7 per the staff recommendation. **Dustine Thrower** seconded the motion.

Vote:

4-1, Motion to recommend approval of GPA-EST-3-24-7 per the staff recommendation passed with Committee Members Dominguez, Morris, Perez, and Thrower in favor and Committee Member Burris in opposition.

Staff comments regarding VPC Recommendation:

None.