

Village Planning Committee Meeting Summary Z-45-25-1

Date of VPC Meeting	August 19, 2025
Request From	R-5 DVAO
Request To	A-1 DVAO
Proposal	Materials and equipment storage for masonry business
Location	Northwest corner of 24th Avenue and Lone Cactus Drive
VPC Recommendation	Approval, per the staff recommendation, with modifications.
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

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

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the land use and zoning information on the site and surrounding area, and highlighting its location on the boundary between Area 1 and Area 2 of the Deer Valley Airport Overlay District. Mr. Kuhfuss also noted the site's location within the Deer Valley Major Employment Center. Mr. Kuhfuss displayed the site plan and a chart summarizing the development standards stating that the applicant had provided a revised site plan the day prior and that staff had not had the opportunity to evaluate the revised site plan. Mr. Kuhfuss stated that the site plan being presented to the committee lacked certain information and that the site itself did not meet the requirements for outside storage given its proximity to a public street and residential zoning. Mr. Kuhfuss stated that since the site is adjacent to a public street, the outside storage must be set back 75 feet from the street and provided a graphic depicting the area of the site located beyond the 75-foot setback. Mr. Kuhfuss also stated that no outside storage could occur within 150 feet of residential zoning and provided a graphic showing the 150-foot buffer extending beyond the boundaries of the site. Mr. Kuhfuss explained that a variance would be needed to address these issues and that while beyond the purview of the committee, the site plan cannot be included in the stipulations of approval of the zoning case. Mr. Kuhfuss clarified that while the site plan as presented does not meet the requirements of the requested zoning, the requested zoning is consistent with the General Plan and supporting policies. Mr. Kuhfuss stated there were 17 stipulations of approval and discussed the rationale for each stipulation.

Mr. Kuhfuss stated that staff had not received any community input to-date and provided an overview of staff's findings and recommendations.

APPLICANT PRESENTATION

Kay Shepard, representing the applicant, stated that her client was also present in case there were any questions of the client. Ms. Shepard gave an overview of the site and surrounding area, and displayed the General Plan Land Use Map and images of the site from the surrounding area, stating that the owner has been in the process of installing decomposed granite and additional perimeter fencing. Ms. Shepard displayed an image depicting the site's proximity to Deer Valley Airport and reiterated the site's current zoning. Ms. Shepard stated that the site has been vacant for a long time and the proposed zoning would bring the site in line with the zoning of the general area and provide a transition to the C-3 General Commercial zoning to the west, while being in conformance with the General Plan. Ms. Shepard presented a graphic depicting their revised site design, highlighting a proposed office building, landscaping, dustproofing, and rolling gates. Ms. Shepard displayed the proposed building elevations, stating that the building would be 15-feet six-inches tall, while the canopies would be between nine and twelve feet in height. Ms. Shepard stated that the building walls would be stacked stone and stucco. Ms. Shepard stated there would be a detached sidewalk along Lone Cactus Drive. Ms. Shepard stated that the applicant has been in business since the 1990s and is looking to relocate and expand his business at this location, and he needs outdoor storage to keep his equipment and materials. Ms. Shepard stated that the proposed project will provide pedestrian connectivity in the area since there are currently no sidewalks. Ms. Shepard stated that the site has been vacant since before the airport was constructed and that the project would encourage others to develop their sites.

QUESTIONS FROM THE COMMITTEE

Committee Member Ozzie Virgil asked if they were planning to install electric vehicle facilities. **Ms. Shepard** stated that staff's recommended stipulations require one electric vehicle space. Committee Member Virgil asked how many total parking spaces would be provided. Ms. Shepard stated there would be six parking spaces and that one would have to be accessible. Committee Member Virgil asked about the building setbacks. Ms. Shepard stated the building would be setback 25 feet from the property line and that there would be shade and landscaping along Lone Cactus Drive. Committee Member Virgil asked for confirmation that the current zoning was for multifamily. Ms. Shepard stated that was correct.

Committee Member Ricardo Romero asked if the applicant was currently in business. **Ms. Shepard** stated that the applicant is currently in business and is currently leasing space and is looking to relocate so that he can own his own property. Committee Member Romero asked about the nature of the business. Ms. Shepard stated that the applicant installs stonework such as stacked stone and stone facades.

Committee Member Keith Greenberg asked what the view would be from the neighboring properties. **Ms. Shepard** stated the neighbors would see a wall and

landscaping. Committee Member Greenberg asked if anything located within the site would be visible. Ms. Shepard stated that nothing would exceed six feet in height.

Committee Member Sandra Hoffman asked about outdoor lighting and hours of operation. **Ms. Shepard** stated that crews arrive on site about 5:00 to 5:30 in the morning during the summer then leave for the jobsite to return to the yard around 3:00 in the afternoon. Ms. Shepard stated that the hours are different during the winter and that they don't usually work on weekends. **Sasha Babic**, applicant, stated that he has been in business in the area for about 30 years and purchased the property about a year prior so that he can relocate his business. Mr. Babic stated that his workers show up around 6:00 in the morning but in the summer, they try to start around 5:00 to 5:30 in the morning. Mr. Babic stated that during the summer they try to end around 1:00 in the afternoon due to the heat and that during the winter it would be around 3:00 in the afternoon. Mr. Babic stated that they spend about 30 to 40 minutes in the morning loading up the trucks before heading out to the jobsite. The site would then remain empty until the crews arrive at the end of the day to put their trucks in the yard.

Committee Member Greenberg asked if there would be front-end loaders and dump trucks on the site. Mr. Babic stated there would not be since they are working with stacked stone, but that they do have a propane forklift that is not loud. Mr. Babic stated they currently have four flatbed trucks as well. Mr. Babic stated that the crews will typically only take one to two pallets since that is all that can be installed in a day. Committee Member Greenberg stated that he wanted to be sure that the neighbors would not be disturbed by the operation.

Committee Member Virgil asked if they would be seeking a variance for the building once they get zoning approval. **Ms. Shepard** stated they would not since the building would meet zoning and that it was the outside storage that would need a variance.

Vice Chair Braden Lopez-Biggs asked for confirmation that the site would have six parking spaces. **Ms. Shepard** stated that it would be either five or six parking spaces. Vice Chair Lopez-Biggs asked if there is a need for an EV charging station. Vice Chair Lopez-Biggs stated that he understood the requirement for a large-scale operation but did not see the importance for such a small operation. Vice Chair Lopez-Biggs asked if the EV charging station would be a benefit to them. Mr. Babic stated that it would not be a benefit to them and that they were not a retail operation. Vice Chair Lopez-Biggs asked for confirmation that the forklift was propane not electric. Mr. Babic stated that was the case. **Committee Member Virgil** asked if the EV parking was required in order for them to obtain approval of the zoning. **Mr. Kuhfuss** stated that the stipulation requiring EV parking was a recommendation to the Committee since it advances some of the city's policies and that it was not technically required. Mr. Kuhfuss stated that the committee could strike the stipulation in their motion. **Committee Member Gerald Adams** stated that it was his understanding that the building code required EV parking. Mr. Kuhfuss stated that he was not aware of the building code requirements regarding EV parking and that staff is looking to encourage the use of electric vehicles through various policies. **Chair Gregory Freeman** stated that the committee was free to make

whatever recommendation they felt was appropriate and that the City Council could even agree, but when it came time for permits, the building code would prevail. Vice

Chair Lopez-Biggs stated that EV parking might be appropriate in some cases but not in this case.

Committee Member James Sutphen asked about outdoor lighting. **Mr. Babic** stated that it would be limited to whatever was necessary. Committee Member Sutphen asked if there would be any alarms. Mr. Babic stated that he would like to have an alarm system since he has already experienced theft on the site.

PUBLIC COMMENT

None.

COMMITTEE DISCUSSION

Vice Chair Lopez-Biggs stated that he would like to discuss the removal of Stipulations No. 4, 5, and 6. **Chair Freeman** stated that not many people would ride their bicycles to the shop. **Vice Chair Lopez-Biggs** stated in this case Stipulations No. 4, 5, and 6 were unnecessary. **Committee Member Virgil** stated that he was in 100% agreement since it would reduce the amount of regular parking.

MOTION:

Vice Chair Braden Lopez-Biggs motioned to recommend approval of Z-45-25-1, per the staff recommendation, with modifications to delete Stipulations No. 4, 5, and 6. **Committee Member Keith Greenberg** seconded the motion.

VOTE:

9-0, motion to recommend approval of Z-45-25-1, per the staff recommendation, with modifications, passes with Committee Members Adams, Greenberg, Herber, Hoffman, Romero, Sutphen, Virgil, Lopez-Biggs, and Freeman in favor and none opposed.

VPC RECOMMENDED STIPULATIONS

1. Required building setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
2. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. ~~A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.~~

~~5. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.~~

~~6. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.~~

7-4. A 1-foot Vehicular Non-Access Easement (VNAE) shall be recorded along Lone Cactus Drive.

8-5. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 24th Avenue, adjacent to the development.

9-6. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area located between the back of curb and sidewalk shall be constructed on the north side of Lone Cactus Drive, adjacent to the development, planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
- b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~10-7.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~11-8.~~ All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

~~12-9.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

- ~~43~~.10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~44~~.11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~45~~.12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- ~~46~~.13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- ~~47~~.14. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.