

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 12	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	PHO-1-25--Z-232-85-4(7)
Location:	Southeast corner of 26th Avenue and Polk Street
Existing Zoning:	C-2 and C-3
Acreage:	2.99
Request:	Request to delete Stipulation 1 regarding site access from Van Buren Street.
Applicant:	David Hughes, EPS Group, Inc.
Owner:	JC Hurts Properties, LLC/VMAP Properties, LLC
Representative:	David Hughes, EPS Group, Inc.
Appellant:	David Hughes, EPS Group, Inc.

ACTIONS:

Village Planning Committee (VPC) Recommendation:

Estrella 5/20/2025 Approval. Vote: 4-0.

Planning Hearing Officer Recommendation (PHO): The Planning Hearing Officer heard the request on May 21, 2025 and recommended approval with a modification.

Staff Recommendation: Approval with a modification, per the Planning Hearing Officer recommendation.

Planning Commission Recommendation: Approval, per the Estrella Village Planning Committee recommendation, with a modification.

Motion Discussion:

The commission members discussed replacing Stipulation No. 1 to require sign(s) and a traffic mitigation feature, such as a pork chop, to be installed along the 26th Avenue driveway to discourage truck through traffic on Melvin Street and north onto 26th Avenue; and restrict traffic to right-in, left-out movement only.

Motion details: Commissioner Gorraiz made a MOTION to approve PHO-1-25—Z-232-85-4(7), per the Estrella Village Planning Committee recommendation, with a modification to replace Stipulation 1 to require a sign or signs and a traffic mitigation feature, such as a pork chop, be installed along the 26th Avenue driveway to discourage truck through traffic on Melvin Street and north onto 26th Avenue; and restrict traffic to right-in, left-out movement, as approved by the Planning and Development Department.

Maker: Gorraiz

Second: Hu

Vote: 7-0-1 (Matthews abstaining)

Absent: Jaramillo

Opposition Present: No

Findings:

1. The request for deletion of Stipulation 1 is recommended to be approved with a modification to restrict vehicular access from the site to 26th Avenue. Due to the way the southern property has developed, direct access to Van Buren Street is no longer practical. However, the original stipulation was intended to minimize traffic conflicts between this commercial property and the nearby residential neighborhood.

Stipulations:

1. ~~That the only access to the site shall be from Van Buren Street.~~

~~**DEDICATE A MINIMUM 1-FOOT VEHICULAR NON-ACCESS EASEMENT FOR THE ENTIRETY OF THE WESTERN PROPERTY LINE, ADJACENT TO 26TH AVENUE.**~~

A SIGN OR SIGNS AND A TRAFFIC MITIGATION FEATURE, SUCH AS A PORK CHOP, SHALL BE INSTALLED ALONG THE 26TH AVENUE DRIVEWAY TO DISCOURAGE TRUCK THROUGH TRAFFIC ON MELVIN STREET AND NORTH ONTO 26TH AVENUE; AND RESTRICT TRAFFIC TO RIGHT-IN, LEFT-OUT MOVEMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. That the landscaping along 26th Avenue and Polk Street shall include 24-inch box size trees at a maximum of 20 feet on center, or placed in equivalent groupings.
3. That the applicant provide variation in the building setbacks along 26th Avenue and Polk Street, as approved by the DCO.
4. That sufficient right-of-way be dedicated within one year of final City Council action to provide:
 - a. A 12-foot radius at 26th Avenue and Polk Street.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.