



## Village Planning Committee Meeting Summary

### Z-24-23-1

<b>Date of VPC Meeting</b>	August 10, 2023
<b>Request From</b>	County RU-43 (Pending S-1)
<b>Request To</b>	CP/GCP DVAO
<b>Proposal</b>	Light industrial / Commerce Park
<b>Location</b>	Approximately 310 feet south of the southeast corner of 19th Avenue and Park View Lane
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	11-1

*No members of the public registered to speak on this request.*

#### **VPC DISCUSSION:**

**Matteo Moric**, staff, provided an overview of the request and identified the surrounding zoning, uses, and general plan designations. Mr. Moric showed the proposed site plan and building elevations and summed up the staff findings, recommendation, and staff stipulations.

**Trilese DiLeo** asked what the Proposition 207 Waiver is.

**Mr. Moric** explained that the waiver is one the developer needs to sign that protects the City from a lawsuit if the zone change causes a diminution of value to the property.

**Will Novak** clarified it was a state law that passed about 15 years ago and said if the zoning changes that the property owner will not sue the City for what it is asking for if it goes down in value.

**Braden Lopez-Biggs** asked about the annexation process.

**Mr. Moric** explained that prior to formal submittal of the zone change request the applicant was required to have its first annexation public hearing and prior to approving the rezoning the property would need to be annexed into the City and said the applicant could explain more about where they are in the process.

**Tim Locher** and **Clark Diepholz** introduced themselves as the development team and said they have several applications in at the City and thanked City staff for their assistance.

**Mr. Diepholz** explained the site comprised of two parcels that they were rezoning which would be contingent on the annexation and they needed to go to the Board of Directors with Maricopa County for the final sign off. Mr. Diepholz said the rezoning would be contingent on the vesting of the annexation and explained it would come in as S-1 zoning for the comparable zone to the County and they wanted to rezone to CP/GCP to allow all the permitted uses under that zoning classification. Mr. Diepholz said the proposal aligns with the City of Phoenix General Plan Core Values and would create more jobs and taxes and brings new business into the area. Mr. Diepholz showed the zoning around the site and showed the site plan which he said was a preliminary site plan and not set in stone.

**Mr. Diepholz** described some of the nearby properties which were at different stages of construction and said that half of Alameda Street was already paved.

**Tim Locher** explained any building that was under the speculation got leased up before it was finished. Mr. Locher added the demand was stronger than any submarket in the country.

**Ricardo Romero** asked if the building could be broken up and **Tim Locher** said it could be broken up but it made more sense to have the southern end be where the building was located and the northern end the egress.

**James Sutphen** asked if there were noise issues related to the testing of vehicles, crashing, etc.

**Tim Locher** said the noise was not significant and the new development of the MAC business would create an even bigger buffer.

**Trilese DiLeo** questioned what was the width of the northern parcel, Mr. Diepholz said it was too narrow to develop on its own which was one reason they wanted to combine but Tim Locher said a bigger benefit was to not have all the traffic on Alameda Road.

**Sandra Hoffman** indicated the proposal was not meeting all the required setbacks and they would need to put in a trail easement. Mr. Locher said they would be putting the trail in and if they would need to resize the building they would do that.

**MOTION:**

Committee Member **James Sutphen** motioned to recommend approval of Z-24-23-1 per the staff recommendation. Committee Member **Will Novak** seconded the motion.

**VOTE:**

**11-1**, motion to recommend approval of Z-24-23-1 per the staff recommendation passes with Committee Members Davenport, DiLeo, Freeman, Greenberg, Lopez-Biggs, Novak, Romero, Sutphen, Virgil, Vice Chair Kenney and Chair Grossman in favor. Committee Member Hoffman opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

No comment.