



Village Planning Committee Meeting Summary

Z-SP-6-25-3

Date of VPC Meeting	September 8, 2025
Request From	C-2
Request To	C-2 SP
Proposal	Special Permit to allow automobile retail sales and underlying C-2 uses
Location	Approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

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

Staff Presentation

Adrian Zambrano, staff, provided an overview of rezoning case Z-SP-6-25-3, including the location of the request, surrounding zoning and land uses, and the General Plan Land Use Map designation. Mr. Zambrano noted that the request is consistent with the General Plan Land Use Map designation and shared surrounding General Plan Land Use Map designations. Mr. Zambrano displayed and discussed the proposed site plan and elevations. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations and next steps for public hearings.

Applicant Presentation

Marty Hall introduced himself and provided context of the site. Mr. Hall displayed and discussed street view photos of the site. Mr. Hall displayed and discussed the proposed site plan and elevations. Mr. Hall shared other automobile businesses nearby the site along Cave Creek Road, noting that the proposal is compatible with surrounding land uses. Mr. Hall summarized neighborhood outreach.

Questions from the Committee

Committee Member Robert Goodhue asked for clarification that there is currently a parking lot on the site. **Mr. Hall** responded affirmatively. Committee Member Goodhue

asked who parks on the site. Mr. Hall responded that the property owner uses the parking lot. Committee Member Goodhue asked if the property owner owns one of the adjacent businesses. Mr. Hall responded that he owns the property to the north with two small buildings. Committee Member Goodhue asked for clarification that the property owner is not currently selling cars on the subject site. Mr. Hall responded that he is not.

Committee Member Daniel Mazza asked if the cars that are parked on the property are part of the adjacent business that he owns. **Mr. Hall** responded that he temporarily parks cars on the lot.

Tom Morano, property owner with T. T.J. M. Enterprises One, LLC, stated that the parking lot was vacant when he bought it. Mr. Morano added that the business owner to the south, Lowery's Garage, pays him to park his employees' cars on the lot. Mr. Morano stated that it has been a year-long process, and he is paying property taxes and insurance and has paid \$18,000 to get to this part of the process after a year. Mr. Morano added that he owns 23 cars, and he parks some of them on the property. Mr. Morano stated that this has been a long process when he is trying to improve the property.

Committee Member Jennifer Hall asked if the plan is to sell some cars. **Mr. Morano** responded that he will be leasing the property as a used car lot. Committee Member Hall asked for clarification that Mr. Morano does not know who will be operating it yet. Mr. Morano responded that he does not know yet. Committee Member Hall asked about the modular office. Mr. Morano responded that it would not be a shack and would be a brand-new container office. Mr. Morano stated that it would not look like the elevations that were submitted. Mr. Morano stated that he owns 11 different properties, and they are not low-end. Mr. Morano clarified that the office would be very upscale because he wants the most revenue he can get from it. Committee Member Hall asked for clarification that landscaping would be installed along the east and along Cave Creek Road. Mr. Morano responded affirmatively.

Mr. Zambrano added that there are design guidelines in the Phoenix Zoning Ordinance that the modular building would be subject to during the site plan review process.

Committee Member Robert Gubser asked if lighting would be added to the site. **Mr. Morano** responded affirmatively, noting that it is a requirement.

Committee Member Anna Sepic asked if the modular office would be required to hook up to the sewer lines. **Committee Member Goodhue** responded that they would be required to hook up to water and sewer.

Public Comments

None.

Applicant Response

None.

Committee Discussion

Committee Member Gubser stated that he would be voting in favor mainly due to the applicant stating that the architecture of the modular office would be enhanced.

Committee Member Hall concurred with Committee Member Gubser.

MOTION – Z-SP-6-25-3

Committee Member Robert Goodhue motioned to recommend approval of Z-SP-6-25-3, per the staff recommendation. **Committee Member Roy Wise** seconded the motion.

VOTE – Z-SP-6-25-3

12-0; motion to recommend approval of Z-SP-6-25-3 per the staff recommendation passes with Committee members Franks, Gerst, Goodhue, Gubser, Hall, Hamra, Mazza, Schmidt, Sepic, Wise, Sommer, and Mortensen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.