



Village Planning Committee Meeting Summary Z-35-17-1

Date of VPC Meeting	May 13, 2021
Request From	R-5 DVAO
Request To	A-1 DVAO
Location	Approximately 390 feet north of the northeast corner of 24th Avenue and Lone Cactus Drive
Recommendation	Approval, per the staff recommendation

VPC DISCUSSION:

The Planning Commission will consider this request on June 3, 2021.

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed over time, the General Plan Land Use Map designation and character of the surrounding area. Mr. Simmons went over conceptual site plans and elevations as well as proposed standards. Further, Mr. Simmons covered the proposed staff stipulations for the project to include enhanced buffers adjacent to residential uses to the north and east.

Mr. Ozzie Virgil asked if this were to be approved and not built, could residential be developed on the site.

Mr. Simmons explained that residential is not an allowed use in the A-1 zoning district. Therefore, residential will not be allowed on the site if this request is approved.

Mr. Mark Lewis stated that he heard the City of Phoenix no longer allows A-1 in the municipal boundary any longer.

Mr. Simmons quashed that rumor and informed the committee that A-1 zoning designation are, in fact, allowed within the municipal boundary.

Applicant Presentation:

Ms. Brenda Johnson, representing the applicant, provided a brief presentation to include the conceptual site plan, elevations and uses proposed on the site. She asked the committee for their support of the proposal.

Ms. Michelle Gardner asked why this site needs to be zoned A-1.

Mr. Simmons explained that the proposed use would require A-1 zoning to operate legally.

Ms. Gardner asked if the site was currently out of conformance.

Mr. Simmons shared that it is currently out of compliance with the ordinance with the current zoning designation.

Mr. Mark Lewis asked if there were any other adjacent sites zoned A-1.

Mr. Simmons shared that no adjacent/abutting parcels were currently zoned A-1, but there are existing A-1 sites in close proximity as this site is located within the DVAO Area 2 and the General Plan Land Use Map designation in the area is Industrial. Therefore, the request is consistent with several policy plans.

Mr. Virgil asked if this would take residential out from consideration under a flight path if this request were to be approved.

Mr. Simmons shared that it would take residential out from future consideration if the request is approved.

Mr. Lewis concurred with Mr. Virgil and thinks it is a good idea to revoke the change of residential coming in under a flight path.

MOTION: **Mr. Ozzie Virgil** motioned to recommend approval per staff's recommendation for Rezoning Case No. Z-35-17-1. Vicechair **Ms. Trilese DiLeo** seconded the motion.

VOTE: 11-0, motion to recommend approval passed, with Committee Members, Davenport, Fergis, Gardner, Greenburg, Kenney, Levy, Lewis, Romero, Virgil, DiLeo and Grossman in favor.