



Village Planning Committee Meeting Summary GPA-DV-3-20-1 INFORMATION ONLY

Date of VPC Meeting	January 14, 2021
Request	To amend the General Plan Land Use Designation from Industrial and Public/Quasi-Public to Mixed Use (Commerce/ Business Park/Industrial)
Location	Southeast corner of 7th Avenue and Pinnacle Peak Road.

VPC DISCUSSION:

Cases GPA-DV-3-20-1 and Z-68-20-1 were heard concurrently.

Ms. Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, PLLC, and **Mark Edelman** with the Arizona State Land department went over the proposals for the GPA and PUD requests as a combined presentation. She highlighted that the changes proposed would permit a mix of Commerce Park and Industrial uses, which is consistent with surrounding land uses north of the Deer Valley Airport. She shared that the rezoning case will establish a land use mix that maximizes property's location in an employment corridor and will better position the properties for sale by the State Land Department. She also went over staff's recommended stipulations for the rezoning case.

Mr. Mark Lewis asked if the site was being prepped for something specific.

Ms. Oberholtzer shared that there are pending applications on the site today but nothing has been solidified.

Mr. Edelman shared that sites A, B & C will go to auction after receiving the requested entitlements and he can not say who will win those bids.