

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION April 4, 2024

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| ITEM NO: 8      |                                                                                         |
|                 | DISTRICT NO.: 7                                                                         |
| SUBJECT:        |                                                                                         |
|                 |                                                                                         |
| Application #:  | Z-117-23-7                                                                              |
| Location:       | Approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street |
| From:           | Downtown Code-Van Buren                                                                 |
| To:             | Downtown Code-Van Buren HP                                                              |
| Acreage:        | 1.31                                                                                    |
| Proposal:       | Historic Preservation Zoning Overlay for Phoenix Laundry & Dry Cleaning Company         |
| Applicant:      | City of Phoenix, Historic Preservation Commission                                       |
| Owner:          | Milum Textile Services Co.                                                              |
| Representative: | Kevin Weight, City of Phoenix, Historic Preservation Office                             |

#### **ACTIONS:**

Staff Recommendation: Approval.

Historic Preservation Commission: 2/12/2024 Approval. Vote: 7-0.

Village Planning Committee (VPC) Recommendation:

**Central City** 3/11/2024 Approval, per the staff recommendation. Vote: 7-6.

Planning Commission Recommendation: Denial.

#### Motion Discussion:

The property owner expressed that they do not wish to be granted HP zoning overlay on the site due to the challenges and cost in building upkeep and their struggles in finding a buyer willing to purchase the property with HP zoning given their end goal is to sell the property.

Commissioner Matthews made a MOTION to approve Z-117-23-7, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Chairman Gaynor stated that the motion died for lack of a second. He asked for a different motion.

Vice-Chairperson Busching stated, before she made a motion, she thought a continuance would be best, she just questioned how long would be an appropriate continuance to allow the City to work the Milums. She asked Mr. Weight (staff/representative) for his thoughts on that.

Mr. Weight responded that he knows the Milums would like some resolution sooner rather than later, but if they are open to the possibility of extending the process to for the City to work with them and do an assessment, he would welcome that, but he knows they have been somewhat reluctant up until today to do that. If they feel it is something they think would be helpful, he is happy to do that. They could take a little more time to make that happen, otherwise, it might be best to just seek a resolution.

Commissioner Matthews made a MOTION to approve Z-117-23-7, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Commissioner Boyd SECONDED.

Chairman Gaynor asked for a roll call.

Commissioner Gorraiz stated that in interest of compassion and sanity, this building is falling apart and should not be given an HP Overlay and force the Milums another year or two with a process that they have already spent two to three years having to fight.

Commissioner Hu abstained from the vote. She does not feel she has enough information about the property to make a decision.

Commissioner Matthews stated that we have an appropriate rezoning request before us from an applicant, within the City Code. Generally, buildings that are 90 years old are usually not in the best condition and typically need rehabilitation in order to receive their full value to the overall city.

The motion failed with a vote of 3-4-1 (Hu abstained) (Gaynor, Gorraiz, Jaramillo, Perez).

Commissioner Boyd suggested that someone make the negative motion.

Commissioner Gorraiz made a MOTION to deny the Historic Preservation Overlay.

Commissioner Jaramillo SECONDED.

The motion passed with a vote of 4-3-1 (Hu abstained) (Boyd, Busching, Matthews)

Motion details: Commissioner Gorraiz made a MOTION to deny Z-117-23-7.

Maker: Gorraiz

Second: Jaramillo

Vote: 4-3-1 (Boyd, Busching, Matthews) (Hu abstaining)

Absent: Mangum

Opposition Present: Yes

Findings: Although the proposal meets eligibility criteria regarding the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance and the proposed boundaries meet the eligibility criteria outlined in Section 807.E, the Planning Commission recommends denial to not impede the property rights of the owner.

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