



## Village Planning Committee Meeting Summary

### Z-51-24-1

<b>Date of VPC Meeting</b>	June 18, 2024
<b>Request From</b>	S-1 DVAO
<b>Request To</b>	CP/GCP DVAO
<b>Proposal</b>	Commerce Park/Light Industrial.
<b>Location</b>	Approximately 710 feet east of the northeast corner of 19th Avenue and Park View Lane
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

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

#### **VPC DISCUSSION:**

##### **Staff Presentation:**

**Matteo Moric**, staff, presented the agenda item, noting the site has recently completed the annexation process into the City of Phoenix and now was waiting for the equivalency zoning to take place. Mr. Moric then 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.

##### **Applicant Presentation:**

**Clark Diepholz**, representing the applicant with Hawkeye Development, LLC, provided a presentation about the proposal, describing his rezone case. Mr. Diepholz provided a preface to let everyone know they were not planning on developing the site, and at this time they were just annexing and rezoning for the owner.

**Mr. Diepholz** stated the site was already annexed and recorded, and the rezoning request was made so it would be a better fit with the surrounding uses. Mr. Diepholz said the site was a 6.5-acre site used as an unimproved vacant land for an outdoor yard. Mr. Diepholz added they would be proposing a lot line adjustment.

**Mr. Diepholz** described the existing conditions of the subject site and surrounding area. Mr. Diepholz added they were proposing to conform with the General Plan and allow for

all CP/GCP uses. Mr. Diepholz identified the core values which were represented including “Strengthen Local Economy” and noted the proposal allows for growth of employee generating businesses and it is near the Deer Valley Airport and is compatible with the airport overlay district. Mr. Diepholz added the new zoning will add to the redevelopment of the area in the future. Mr. Diepholz noted the subject site is adjacent to other properties with equivalent zoning in the area.

**Mr. Diepholz** provided more images of the uses, and a conceptual site plan to show what could go there. Mr. Diepholz said some setback adjustment would be required.

**Questions from the Committee:**

**Braden Lopez-Biggs** asked if the VPC would see the project again. **Matteo Moric** said no and that it would go straight through the site plan review process and if it needed variances would go through the Zoning Adjustment public hearing process.

**Ozzie Virgil** asked if the site could be downgraded and put apartments in there. **Clark Diepholz** responded he did not think so as it was CP/GCP. **Mr. Virgil** said as the zoning around the airport and he does not want any more apartment complexes.

**Chair DiLeo** said we tend to get cases with a buyer in mind and asked the applicant why they were doing the rezoning now. **Mr. Diepholz** said they wanted to do it to unlock the value. Mr. Diepholz added that annexing and rezoning can be time consuming, and they were rezoning it to make it more marketable to sell since it would be conforming with the General Plan.

**Chair DiLeo** asked if the rezone would allow an apartment complex. **Derrik Rochwalik** responded that in this specific zone of the Deer Valley Airport Overlay housing is restricted.

**Sandra Hoffman** said it would not allow housing in the Commerce Park zoning district and it would allow for lighter industrial uses and is less intense than A-1 zoning district. **Ms. Hoffman** added the Commerce Park District has a perimeter setback which needs to be landscaped.

**Public Comments:**

None.

**Applicant Response:**

None.

**Floor/Public Discussion Closed: Committee Discussion and Vote:**

**MOTION:**

**Committee Member Sandra Hoffman** motioned to recommend approval of Z-51-24-1 per the staff recommendation. **Committee Member Braden Lopez-Biggs** seconded the motion.

**VOTE:**

**10-0**, motion to recommend approval of Z-51-24-1 per the staff recommendation passes with Committee Members Davenport, Field, Greenberg, Herber, Hoffman, Hoover, Lopez-Biggs, Kenney, Virgil and DiLeo in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.