



Village Planning Committee Meeting Summary
Z-158-25-6

Date of VPC Meeting	March 3, 2026
Request From	C-2 and R-4
Request To	C-2
Proposal	Commercial
Location	Approximately 150 feet east of the northeast corner of 7th Street and Maryland Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	15-0

VPC DISCUSSION:

Committee Members Beckerleg Thraen, Grace, and Guevar joined the meeting during this item, bringing quorum to 15 members.

Three members of the public registered to speak on this item with general comments. Two members of the public registered in a neutral position, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, the proposed site plan, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Paul Gilbert, representing the applicant with Gilbert Blilie, PLLC, provided a presentation summarizing the history of the site and surrounding parcels, the proposed development, the outreach conducted with the neighbors, and the intent to restrict restaurant uses within the development for a period of 10 years.

QUESTIONS FROM COMMITTEE

Chair Fischbach stated a concern with the proposal for a stipulation that would be unenforceable by the City, suggesting it could be achieved through a private agreement with the neighbors. **Mr. Gilbert** clarified that the applicant does not want the VPC to add it as a stipulation, but they want it on the record.

Committee Member Abbott asked for clarification that general conformance to the site plan will not be required and asked for background on the site plan review process. **Mr. Grande** stated that staff did not recommend general conformance to the site plan as a stipulation because some aspects of the site plan may need to be changed, adding additional information about the site plan review process that follows the rezoning.

Committee Member Schmieder asked about the expected tenants for the project. **Mr. Gilbert** stated there were no specific tenants yet, but it would be similar to the tenants at the adjacent property, except with no restaurants.

Committee Member Guevar asked how many parking spaces are within the portion of the property currently zoned R-4. **Mr. Gilbert** replied that it is approximately 15 spaces. **Mr. Guevar** asked if the parcels would be combined, noting that after the zoning is approved, the parcels could remain separate and be developed separately. **Mr. Gilbert** replied that the applicant will be combining the lots prior to development.

Committee Member Whitesell stated he is happy to see there will be additional parking at this site and asked if the parking would go all the way to the north property line. **Mr. Gilbert** replied that it would not. **Mr. Grande** added that a 10-foot landscape setback is required along the north property line, which would not permit parking.

Committee Member Todd asked about the common wall with the adjacent property to the north, the drainage and retention plan along the northern property line, and if the trash can be relocated. **Mr. Gilbert** replied that an agreement regarding the common wall has not been determined yet, that the applicant still needs to submit a drainage plan to the City for approval, and that moving the trash would be difficult with the turning radius, adding that there will be an eight-foot wall along the east property line.

Committee Member Augusta asked about certainty regarding the project when we are not stipulating general conformance to the site plan. **Mr. Grande** summarized the issues with general conformance, including a noncomplying building setback and issues with the turning radius in a portion of the parking lot. **Chair Fischbach** noted that the neighbors can still be involved in the site plan review process.

Committee Member Guevar asked if the corner parcel could be incorporated into the development after the rezoning has been approved. **Mr. Gilbert** stated that the Yee family is well known in the community, and there is a level of trust between them.

PUBLIC COMMENTS

Sandy Grunow introduced herself as the co-Chair of the Phoenix Mid-Century Modern Neighborhood Association and a nearby resident, and provided general comments, noting that she is glad to see the parcel being developed, but also noting a concern about a restaurant use and that the landscaping will not be consistent with the character of the surrounding area.

Chair Fischbach asked for clarification regarding the landscaping requirements. **Mr. Grande** stated that the side and rear setbacks would be subject to the stipulation requiring two-inch caliper trees, while the front setback would require a mix of two-, three-, and four-inch caliper trees.

Chair Fischbach stated that the Committee will not approve a restriction on restaurant uses for this case.

Committee Member Guevar asked about the percentage of coverage in the landscape areas. **Mr. Grande** stated that live coverage is typically stipulated within the right-of-way.

Committee Member Whitesell asked for clarification on the landscaping requirements in the right-of-way compared to the landscape setback on the property. **Mr. Grande** provided details of the distinction. **Mr. Whitesell** asked about how the shade requirement in the parking lot would be met. **Mr. Grande** stated that the trees within the landscape setback could count toward the shading requirement if their canopies are over a parking area, but it will require additional trees to be planted in the parking lot to meet the requirement.

Lona Crehan introduced herself and provided general comments, stating she is not opposed to the development while noting that restaurants cause greater impacts to the neighborhood than other uses, like offices, particularly with noise, trash, and odors.

Chair Fischbach stated that most of the site is currently zoned C-2 and could be developed by the applicant with none of the stated restrictions.

Patty Leyba introduced herself and provided general comments, asking for clarification regarding the responsibility of the developer for anything that is damaged during construction, including SRP irrigation infrastructure and existing fences.

APPLICANT RESPONSE

Mr. Gilbert stated that the applicant will continue to work with the neighbors on the proposed restriction on restaurant uses, that the development is providing additional parking and landscaping, that the Yee family has a good reputation in the community, and that 75% of the property is already zoned C-2 and the applicant is willing to do enhancements, such as a detached sidewalk, in the area already zoned C-2.

MOTION:

Committee Member Beckerleg Thraen made a motion to recommend approval of Z-158-25-6, per the staff recommendation. **Committee Member Grace** seconded the motion.

DISCUSSION:

Committee Member Swart clarified that the number of parking spaces in the proposed development will be 44, asked the applicant to confirm that they will be planting the

appropriate mix of larger caliper tree sizes in the landscape setbacks, and asked for a response from the applicant about the hypothetical scenario of a damaged SRP line.

Mr. Gilbert confirmed the applicant will plant the appropriate trees, and stated that the applicant will be responsible if any damage were to result from construction.

VOTE:

15-0; motion to recommend approval of Z-158-25-6, per the staff recommendation, passed; with Committee Members Abbott, Augusta, Beckerleg Thraen, Garcia, Grace, Guevar, Langmade, McClelland, Schmieder, Swart, Todd, Whitesell, Williams, Pacey, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.