



Village Planning Committee Meeting Summary

GPA-EST-3-22-7

Date of VPC Meeting	March 21, 2023
Request From	Residential 15+ dwelling units per acre
Request To	Commercial
Proposed Use	Commercial uses
Location	Southeast corner of 99th Avenue and Lower Buckeye Road
VPC Recommendation	Approval, per staff recommendation
VPC Vote	9-3

VPC DISCUSSION:

Cases GPA-EST-2-22-7 and Z-142-D-98-7 are companion cases and were heard together.

Vice Chair Parris Wallace entered during these items, bringing quorum to 12.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of the general plan amendment and rezoning requests. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Ms. Sanchez Luna displayed the site plan and elevations and noted the proposed height and architectural façade. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation, and describing the proposed stipulations.

Applicant Presentation:

Benjamin Tate, representing the applicant with Withey Morris, provided an overview of the proposed general plan amendment and rezoning request. Mr. Tate summarized the development of the surrounding properties and noted that the subject site has not been developed. Mr. Tate displayed the site plan and elevations and noted the loading bays on the south and enhanced architectural façades. Mr. Tate concluded his presentation by summarizing the market demand for self-service storage, the benefits of new development, and community outreach.

Questions From The Committee:

Beth Cartwright stated that she lived in the general area and that a self-service storage warehouse has been proposed in the past. Ms. Cartwright noted that the community had a lot of concerns with the previous proposal. Ms. Cartwright stated that she had concerns with traffic congestion, lighting, and noise. **Mr. Tate** stated that there were few commercial uses that would generate less traffic than a self-service storage warehouse. Mr. Tate stated that the lighting would be down shielded. **Ms. Cartwright** stated that single-family residential homes would still be able to see the lighting. Ms. Cartwright asked for clarification regarding commercial vehicles and traffic on Lower Buckeye Road. **Mr. Tate** stated that regardless of use, commercial vehicles would have to access the site. Mr. Tate noted that all commercial uses required truck pickup, commercial deliveries, and other services. Mr. Tate stated that the loading area would be located to the south, away from customer parking and traffic.

Lisa Perez stated that she was opposed to a self-service storage warehouse adjacent to residential uses. Ms. Perez noted other self-service storages in the area and noted the volume of customers. Ms. Perez voiced her agreement with Ms. Cartwright's comments regarding traffic congestion. Ms. Perez stated that she was opposed to the proposed use.

Dan Rush asked for an estimate of commercial vehicles utilizing the loading area. **Mr. Tate** stated that there would be numerous moving vehicles and could not provide numbers for particular models.

Mr. Tate stated that there were numerous commercial uses on all corners of 99th Avenue and Lower Buckeye Road. Mr. Tate added that there are numerous providers for retail as there is for self-service storage.

Mr. Rush asked if there would be a building entrance in the front. **Mr. Tate** confirmed that a pedestrian building entrance would be located on the west side of the building.

Ms. Perez stated that she understood that there were numerous providers for self-service storage but that other services were required. **Ms. Cartwright** voiced her agreement.

Public Comment:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Lisa Perez motioned to recommend approval of GPA-EST-3-22-7 per the staff recommendation. **Melanie Burd** seconded the motion.

Vote:

9-3, Motion to recommend approval of GPA-EST-3-22-7 per the staff recommendation passed, with Committee Members Barquin, Burd, Cardenas, Hernandez, Morris, Perez, Rush, Serrette, and Wallace in favor, and Committee Members Ayala, Cartwright, and Terrazas in opposition.

Staff Comments Regarding the VPC Recommendation:

None.