



Village Planning Committee Meeting Summary Z-127-25-2

Date of VPC Meeting	December 1, 2025
Request From	S-1 DVAO
Request To	A-1 DVAO
Proposal	Storage and overflow parking
Location	Approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	14-0

VPC DISCUSSION:

One member of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, introduced the background of the rezoning case by identifying the location and size of the site, what the existing and proposed zoning are, and what is being proposed. Mr. Moric then explained the General Plan Land Use Map designation of the site is Industrial and noted that the surrounding designations are Industrial, as well. Mr. Moric stated the proposed zoning is consistent with the designation on the General Plan and described the surrounding land uses and zoning. Mr. Moric shared the site plan and indicated it is for overflow parking and outdoor storage. Mr. Moric provided the staff findings from the staff report and said staff recommended approval, subject to stipulations. Mr. Moric stated staff had not received any letters in support or in opposition to this request.

Applicant Presentation

Michael Prefling, with Prefling Engineering, said he represented the owner of the property who also owns the business to the west which manufactures bathroom fixtures and sinks. Mr. Prefling said the business had been operating for the past 20 years and the rezoning request was to bring the use into compliance and stated he agreed with the proposed stipulations.

Questions from Committee

Jennifer Hall asked about Stipulation No. 6 and if that is a new stipulation to participate in the City of Phoenix Businesses Water Efficiency Program. **Mr. Moric** said it is a new stipulation as part of the Water Consumption Ordinance which was passed. Ms. Hall wanted to know if it applies solely to this site or the property next door. Mr. Moric said it applies only to the subject site and was mainly applicable for the landscaped areas on the property or for a building(s) potentially in the future.

Toby Gerst asked if the water stipulation had anything to do with the residential properties to the north. **Mr. Moric** said it was primarily for the landscaping required on site.

Patrice Marcolla asked if the applicant reviewed the Water Efficiency stipulations. **Mr. Prefling** said he reviewed them and was familiar with these stipulations and was designing the site for low impact. Ms. Marcolla then asked about the required parking. Mr. Prefling said three parking spaces are required and the owner wants to provide 10 parking spaces. Mr. Prefling said they had interpreted 10 percent of what is required as one space and they plan to provide two EV Ready spaces.

Public Comments

Spencer Freeman, resident on Quail Avenue, said he owned the property right across the street to the north and expressed concerns with flooding and water retention. Mr. Freeman said the water comes right through the street during a heavy rainstorm.

Applicant Response

Mr. Prefling said that any improvements will have to comply with the City of Phoenix requirements for storm water retention.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

MOTION:

Committee Member Anna Sepic made a motion to recommend approval of Z-127-25-2, per the staff recommendation. **Committee Member Diane Peterson** seconded the motion.

VOTE:

14-0; motion to approve Z-127-25-2, per the staff recommendation, passes with Committee members Balderrama, Bauer, Franks, Gerst, Goodhue, Gubser, Hall, Hamra, Marcolla, Peterson, Sepic, Wise, Sommer and Mortensen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.