



Village Planning Committee Meeting Summary

GPA-LV-1-21-7

Date of VPC Meeting	August 9, 2021
Request From	Residential 3.5 to 5 du/ac (180.24 acres) Residential 5 to 10 du/ac (24.95 acres) Mixed Use (Parks / Open Space / Residential 3.5 to 5 du/ac)
Request To	Mixed Use (Industrial/Commerce Park/Business Park) (250.18 acres)
Proposed Use	A minor general plan amendment to allow commerce park and light industrial development
Location	Southwest corner of 63rd Avenue and the South Mountain Avenue alignment
VPC Recommendation	Approval per staff recommendation
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This agenda item was heard concurrently with Item No. 5 (Z-1-21-7 – Dobbins Industrial and Tech Park PUD)

Sofia Mastikhina, staff, provided an overview of the companion cases, GPA-LV-1-21-7 and Z-1-21-7 (Dobbins Industrial and Tech Park PUD), including the site area, location, existing and surrounding conditions, and relationship to the Loop 202 freeway. She noted that the proposal will help further the Community and Economic Development Department's goal of creating a high technology employment corridor along this freeway by providing a land use framework for office and manufacturing uses. She outlined the main development, landscape, and design standards, as well as the permitted land uses, noting staff-recommended restrictions on distribution uses. She presented staff's findings and recommendations for approval of the General Plan Amendment request and approval of the Rezoning request, subject to stipulations, which she then listed.

Adam Baugh, representative with Withey Morris PLC, provided an overview of the proposal, noting that, although the site is just outside the target area for a high employment technology corridor, this project can be the impetus to achieving this city and community vision. He stated that this proposal will remove entitlements for approximately 1,200 to 1,500 residential units and will help attract major employment generators to the area. He highlighted the major changes made to the PUD as a result of continued collaboration with community members, the committee, and staff. These

include a reduction in permitted uses, tremendous landscaping requirements, extensive design standards, pedestrian and bicycle standards, and incorporation of design features as set forth in the 2003 Dobbins Road Design Concept Report. He presented additional proposed development standards to address concerns voiced by the residential developer to the west of the site, which include increased building setback and landscape standards and enhancements along 67th Avenue, new building and architecture requirements, primary access from 65th Avenue, limitations to service bay access and outdoor storage.

Vice Chair Linda Abegg stated that she had reservations about this project at its onset but, through working with the applicant, staff, the community, and the council office, she is happy with the outcome and would like to make a motion to approve.

Chair Tonya Glass thanked the applicant for all the hard work they put into discussing this project with the various stakeholders, for adapting the development standards to accommodate the Dobbins scenic corridor, for listening to the community's concerns, and going above and beyond to provide a proposal that will benefit the community.

Robert Branscomb expressed the same sentiments and his excitement for the new employment opportunities in Laveen that will result from this project.

PUBLIC COMMENT

Carolyn Oberholtzer, representative for Pulte Homes, which is being developed to the west of the project site, expressed appreciation for the appropriate transitions provided in the proposal, and the high standards along Dobbins Road, which Pulte was also held to. She outlined the additional standards that the applicant has agreed to incorporate to help further mitigate impact to the residential development to the west, and asked that the committee include these as stipulations in their motion.

Phil Hertel thanked the applicant for working extensively with the community on this project, praising the fact that it will remove 1,200 approved residential units from the area and replace them with job-generating uses, which will be a great asset to the community.

Dan Penton thanked the applicant for working with and listening to the community and coming back with a project that addresses all of the concerns voiced over the course of the process.

MOTION

Vice Chair Abegg made motion to approve the request per the staff recommendation. **Jennifer Rouse** seconded the motion.

VOTE

11-0: Motion passes with committee members Glass, Abegg, Branscomb, Estela, Flunoy, Harlin, Hurd, Knight, Ortega, Rouse, and Rowe in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.