



Village Planning Committee Meeting Summary

Z-87-24-4

Date of VPC Meeting	September 11, 2024
Request From	IND. PK.
Request To	A-1
Proposal	Office, fabrication, indoor storage, and vehicle/equipment repair
Location	Northwest corner of 36th Avenue and Cambridge Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

No member of the public registered to speak on this request.

Staff Presentation:

Matteo Moric, staff, presented an overview of the rezoning case Z-87-24-4. Mr. Moric identified the location of the site, the requested zoning designation, the proposal, the surrounding uses and zoning, and the General Plan Land Use Map designation. Mr. Moric explained the site was located within the Phoenix Grand Avenue Employment Center. Mr. Moric shared the conceptual site plan and building elevations. Mr. Moric then noted there was no correspondence in favor or opposition received on this item. Mr. Moric summarized the staff findings and provided the staff recommendation and proposed stipulations. Mr. Moric concluded the presentation by noting the next steps in the process.

Applicant Presentation:

Jordan Greenman, with Greenman Law Firm, representing the applicant, Pacific Tek Industrial Building, provided an overview of the proposed rezoning case. Mr. Greenman stated the site was 5.11 acres and includes seven parcels at 3622 West Cambridge Avenue. Mr. Greenman noted the proposed development would include a 75,000-square-foot light industrial building with offices. Mr. Greenman stated it would be a 38-foot-tall building with concrete tilt paneling.

Mr. Greenman said his goal was to make a vacant, blighted property productive and create a new place where people could work. Mr. Greenman said Pacific Tek's

current building was at 69th Avenue and Lower Buckeye Road. Mr. Greenman said he wanted to bring this light industrial use to the industrial park which had antiquated Industrial Park zoning. Mr. Greenman showed the site would have five access points to ensure an abundance of traffic would not bleed into the neighborhood. Mr. Greenman felt the proposal was a proper blend to turn the site into something productive. Mr. Greenman indicated truck wells would be on the west and south sides. Mr. Greenman added this was in an industrial area with most buildings built in the late 1970's and 80's.

Mr. Greenman said the site was a blighted vacant parcel where they wanted to make it a productive use. Mr. Greenman said the current site showed vehicle tracking, dust, people sleeping and cars parked out there and Mr. Greenman hoped the proposal would help reduce the negative impacts of the site.

Mr. Greenman said the company Pacific Tek creates vacuum excavators and valve exercisers/operators. Mr. Greenman stated the vacuum excavators use air and vacuum to clean out utility lines and they locate underground utilities without causing damage and the valve exercisers/operators are essential tools for maintaining underground valves.

Questions from Committee/Applicant Response:

Vice Chair Patricia Jimenez asked about the school and **Chris DeMarest** replied it was a good distance away.

Sandra Cole asked if the product would be made there or just be offices. **Mr. Greenman** responded they would be partially made here and some assembly, offsite at 69th Avenue near Lower Buckeye Road is where more heavy machines would be manufactured. Mr. Greenman felt the request fits in with the A-1 zoning with repair and offices within the building so the operations would not be too loud.

Chris DeMarest had some concerns the buildings could collapse. **Mr. Greenman** said buildings will need to adhere to any City of Phoenix building safety requirements.

Mr. Greenman emphasized the proposal fits in with the A-1 zoning and would not be very noisy as the administrative offices will also be located in the same building. Mr. Greenman said they planned on using primary and accent colors on the elevations of the building to make it not look bland. Mr. Greenman also identified some of the building treatments and materials. Mr. Greenman said they were accepting of all 20 stipulations recommended by the City staff.

Joe Barba asked about the tree canopies, and **Mr. Moric** said the trees would be larger in size and 20 feet on center or in equivalent groupings.

Saundra Cole asked about the stipulation of the surface parking being covered with shade. **Mr. Greenman** responded the pedestrian and parking shading would be greater than required by the A-1 standard for landscaping.

Mr. Greenman noted as part of the community engagement program that two rounds of letters were sent to 68 property owners and 20 neighborhood associations. **Mr. Greenman** believed they were creating an impressive product which would fit into the area.

Chair Derie asked if this would bring more employment in the area. **Mr. Greenman** responded the existing plant near 69th Avenue and Lower Buckeye was moving every person who works there to this site. **Mr. Greenman** said it would be possibly increasing employment.

Jennifer Fostino had concerns with the color scheme. **Mr. Greenman** said this is the color scheme Pacific Tek wanted to use and they hired an architect and construction team to assist them with this design. **Mr. Greenman** said the building may be a little vibrant and hoped would bring life into the area.

Warren Norgaard asked if the other location would be vacated. **Mr. Greenman** said any use planned for this building would fit into the A-1 industrial use. **Mr. Norgaard** asked about covered and shaded parking. **Mr. Greenman** said they preferred to have trees than structures, but the 25% shading could be either trees or shade structures or a combination of both.

Public Comments:

None.

Motion:

Joe Barba motioned to recommend approval of Z-87-24-4, per the staff recommendation. **Alvin Battle** seconded the motion.

Vote:

12-0, Motion to recommend approval of Z-87-24-4, per the staff recommendation passed with Committee Members Acevedo, Alonzo, Barba, Battle, Cole, Demarest, DePascal, DuBose, Fostino, Norgaard, Jimenez and Derie in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.