



Village Planning Committee Meeting Summary

Z-37-22-2

INFORMATION ONLY

Date of VPC Meeting	August 1, 2022
Request From	C-2
Request To	PUD
Location	Approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive

VPC DISCUSSION:

No members of the public registered to speak on this item.

Carolyn Oberholtzer, representing the applicant with BFSO Law, introduced herself and stated that the proposed PUD Narrative seeks to allow existing C-2 zoning uses in addition to an electric vehicle body repair center. Ms. Oberholtzer discussed the location of the site, existing General Plan designation, and surrounding zoning districts in the area. Ms. Oberholtzer discussed automobile uses allowed in the C-2 zoning district, adding that the proposed electric vehicle repair center would conduct work indoors. Ms. Oberholtzer stated that some electric vehicle dealerships are usually located in malls now and need satellite repair facilities. Ms. Oberholtzer discussed the proposed site plan, indicating that an existing loading dock was proposed to be enclosed along 32nd Street. Ms. Oberholtzer discussed site photos, proposed building elevations and landscape standards. Ms. Oberholtzer concluded the presentation by stating that she anticipates returning to the Village Planning Committee for recommendation on September 12, 2022.

Questions from the Committee:

Robert Goodhue asked if the intent was to only allow electric vehicle repair. Why not allow vehicle repair for all types of cars? **Ms. Oberholtzer** responded that the PUD Narrative would only allow the repair of electric vehicles as written.

Marc Soronson asked if there will be specific landscape standards in the PUD Narrative. **Ms. Oberholtzer** responded that the PUD Narrative will incorporate landscape standards that mirror those required in the C-2 zoning district which range from 2-inch to 4-inch caliper trees.

Jennifer Hall asked if another zoning district allows electric vehicle repair. **Ms. Oberholtzer** stated that automobile repair is allowed in the C-3 zoning district and other districts of higher intensity. **Ms. Hall** responded that electric vehicle repair appears less

intense than conventional automobile repair. **Ms. Oberholtzer** agreed and stated that this type of repair involves more computer programming.

Alex Popovic asked if repair of electric batteries would take place at this facility. **Ms. Oberholtzer** responded that there would be battery replacement, but not battery storage at this facility.

Vice Chair Joe Leshner stated that he would like to ensure that proposed lighting will not impact the existing residents adjoining the property. **Ms. Oberholtzer** responded that current lighting on the site will be maintained as it exists today.

Roy Wise asked if there will be a need for special fire suppression systems in case of a battery fire. **Ms. Oberholtzer** responded that her team is working with the Phoenix Fire Department on adequate fire protection requirements.

Public Comment:

None.

Applicant Response to Public Comment:

None.

Discussion:

None.