



## Village Planning Committee Meeting Summary Z-40-21-7

<b>Date of VPC Meeting</b>	April 19, 2022
<b>Request From</b>	RE-43
<b>Request To</b>	A-1
<b>Proposed Use</b>	Industrial Uses
<b>Location</b>	Approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	6-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

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

**Enrique Bojórquez-Gaxiola**, staff, introduced himself discussed the location of the site, noting the surrounding land uses including the industrial uses along adjacent streets. Mr. Bojorquez-Gaxiola discussed the existing General Plan Land Use map designation of Residential 3.5 to 5 du/acre, the Estrella Village Plan, the Estrella Arterial Street Landscaping Program, and other policy documents including the General Plan. Mr. Bojorquez-Gaxiola discussed the conceptual site plan and building elevations for the two proposed buildings. Mr. Bojorquez-Gaxiola concluded the presentation by providing the staff findings, describing the proposed stipulations.

**Shaine Alleman**, with Tiffany & Bosco P.A. introduced himself as the applicant and representative of Franklin E. Gilbert Properties. Mr. Alleman explained that the property to the west of the subject property belonged to Franklin E. Gilbert and this company was looking to develop the subject site in a similar fashion. Mr. Alleman described that existing land uses on the north and south that are also zoned RE-43 but have non-residential uses operating on the site. Mr. Alleman discussed the history of industrial uses that exist in the area. Mr. Alleman presented the proposed site plan addressing the building and landscape setbacks. Mr. Alleman stated that landscaping improvements along 67th Avenue would set a precedent for future development in the area. Mr. Alleman described the building elevations identifying the changes in material and color. Mr. Alleman concluded his presentation with describing their notification process and requesting approval of case Z-40-21-7.

*Chair Cardenas experienced technical difficulties and left the meeting at 6:26pm, reducing the number of members to 5 and losing quorum. Chair Cardenas reconnected at 6:28pm, bringing quorum to 6 members.*

**Ms. Perez** thanked Mr. Alleman for his presentation and asked for clarification on the business hours for tenants using the subject site. **Mr. Alleman** stated that the hours of operation would be 9:00am to 5:00pm and even sometimes later than 5:00pm.

**Ms. Perez** shared appreciation for the proposed shading and landscape standards incorporated on the site. Ms. Perez thanked Mr. Alleman for meeting with the elementary school district and stated that she had also spoken to the school district herself to ensure that they did not have any issues with this case. Ms. Perez expressed concerns with allowing full access along 67th Avenue and asked if there was a consideration of allowing only a right-in or a right-out turn on 67th Avenue. Ms. Perez provided some examples of traffic congestion in the area.

**Mr. Alleman** stated that for this development they had conducted a full traffic study on site and there were no problems with the proposed development. Mr. Alleman stated that during the development review there were no concerns with the traffic and stated that the right-in and right-out was not a recommendation based on the current traffic counts nor with the addition of their development. **Ms. Perez** stated that she would be reaching out to the Streets Transportation Department for further investigation before the Planning Commission meeting on this case.

**Ms. Perez** stated that the aerial photo clearly shows that the surrounding area and the subject area were all zoned RE-43, and that people were clearly running business that were not permitted in this zoning district. Ms. Perez asked what the City of Phoenix was going to do to enforce these unallowed uses. Ms. Perez stated that due to changes with procedures, city staff had been providing the neighborhood organization list to applicants and that she had noticed that there had been a reduction in notification.

**Mr. Bojorquez-Gaxiola** stated that the Neighborhood Services Department would have to investigate the businesses that were not in compliance with the Zoning Ordinance. Mr. Bojorquez-Gaxiola explained the new process for providing notification information on registered Neighborhood Organizations to the applicant once they submit a new rezoning application. Mr. Bojorquez-Gaxiola stated that city staff would look into the issue and stated that applicants must provide a notarized affidavit plus a list of address that the applicant notified to ensure that all required registered Neighborhood Organizations were notified.

**Ms. Perez** stated that one registered Neighborhood Organization did not receive the notification for this case. **Mr. Bojorquez-Gaxiola** stated that this issue would be reviewed internally with the Planning and Development Department.

**Dan Rush** stated that he is in favor of this proposal. **Mr. Rush** stated that the proposed development would create less traffic than the existing residential zoning or even provide residents of Estrella an additional opportunity for employment.

**MOTION – Z-40-21-7:**

**Lisa Perez** motioned to recommend approval of Z-40-21-7 per the staff recommendation. **Beth Cartwright** seconded the motion.

**VOTE – Z-40-21-7:**

**6-0**, motion to recommend approval of Z-40-21-7 passed; with committee members Ademolu, Cartwright, Perez, Rush, Terrazas, and Cardenas, in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

During the April 19, 2022, Estrella Village Planning Committee meeting, committee member Lisa Perez commented that she would like the applicant to consider limiting the vehicular access along 67th Avenue to allow only right-in and right-out turns. Ms. Perez stated that she would be reaching out to the Streets Transportation Department for further investigation before the Planning Commission meeting on this case. No stipulation was added to address this.