



Village Planning Committee Meeting Summary Z-114-23-7

Date of VPC Meeting	May 21, 2024
Request From:	S-1
Request To:	C-2
Proposed Use:	Commercial uses
Location	Southeast corner of 95th Avenue and Broadway Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item No. 5 (Z-114-23-7) and Item No. 6 (Z-SP-9-23-7) are companion cases and were heard together.

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

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of Z-114-23-7 and Z-SP-9-23-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Benjamin Tate, representing the applicant with Withey Morris Baugh, PLC, displayed the subject site and noted the current zoning designation, General Plan Land Use Map designation, and surrounding land uses. Mr. Tate noted that the subject site will be located adjacent to the future SR-30 freeway. Mr. Tate summarized the proposed site plan, noting the HAWK contribution, Multi-Use Trail, and future commercial pad. Mr. Tate concluded the applicant presentation by displaying numerous renderings and summarizing the trip generation analysis.

Questions from the Committee:

Parris Wallace thanked the applicant for reaching out to address any concerns that the committee members had.

Kristine Morris noted that her school district serves the residential subdivisions to the north and west. Ms. Morris asked how the proposal would mitigate negative impacts to existing residential uses. **Mr. Tate** stated that the proposed use would have a very small traffic generation with a maximum of 8 trips in the morning and 11 trips in the afternoon. Mr. Tate noted the height of 23 feet and the street dedication and building setback that would total to a maximum of 150-foot distance. **Ms. Morris** asked why so many self-storage units are proposed. **Mr. Tate** noted that the market determined the number of units. Mr. Tate added that a different commercial use would require more street frontage and visibility, but that the proposed self-storage would not. Mr. Tate stated that the proposed SR-30 would not have an exit on this intersection, thus further supporting a commercial use that does not require a lot of visibility. **Ms. Morris** asked if the self-storage warehouse would be open 24 hours. **Doug Schreiber**, with the applicant's team, noted that the proposed business hours were from 9:00 am to 5:00 pm.

Angelica Terrazas asked what the time frame would be to develop the future commercial pad. **Mr. Tate** noted that that would depend on the generated interest and demand on the site. **Ms. Terrazas** stated that the site doesn't have visibility and asked what type of businesses this site could have with no visibility. **Mr. Tate** noted that it would probably be small business like a coffee shop, nail salon, or office. Mr. Tate noted that all the possible uses in C-2 could be a possibility. **Chair Lisa Perez** noted that there were a lot of uses in the C-2 zoning district.

Ms. Morris asked about the proposed lighting on the site. Ms. Morris noted that she did not want lighting to go beyond the property lines. **Mr. Tate** noted that they would be having a 0-foot candlelight radius on the site. Mr. Tate added that this would mean that no lighting would seep into any adjacent residential houses.

Andre Serrette asked for the square footage of the future commercial pad. **Mr. Tate** noted that approximately 9,000 square feet.

Chair Perez stated that she has been opposed to self-storage in Estrella but acknowledged that this proposal is adjacent to a future freeway and proposes stipulations that would contribute to a future HAWK, Multi-Use Trail, and the Rio Reimagine initiative. Chair Perez added that there was another self-storage proposed east of the site within the County and another on 91st Avenue. Chair Perez also mentioned a possible project involving affordable housing and commercial pads in the area.

Ms. Terrazas asked for a status update regarding improvements on Broadway Road. **Chair Perez** noted that portions of Broadway Road are owned by the County and others by the City. Chair Perez stated that improvements on Broadway Road depend on

development. **Mr. Tate** added that the property to the west would be required to have street improvements on Broadway Road. **Chair Perez** noted that portions of Broadway Road are scalloped and won't be improved until development occurs.

Public Comments:

Chair Perez asked Taylor Earl to provide his opinion on the proposed development due to the proximity of his residence. **Taylor Earl** noted that the proposed site doesn't have a full retail radius due to the future SR-30 freeway. Mr. Earl added that the site doesn't have a great visibility so the proposed self-storage would be appropriate. Mr. Earl concluded that this was an appropriate commercial use for the location.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Parris Wallace motioned to recommend approval of Z-114-23-7, per the staff recommendation. **Kristine Morris** seconded the motion.

Vote:

8-0, Motion to recommend approval of Z-114-23-7, per the staff recommendation passed with Committee Members Brown, Burd, Morris, Serrette, Terrazas, Wallace, Cartwright, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.