



Village Planning Committee Meeting Summary

Z-75-21-2

Date of VPC Meeting	February 10, 2022
Request From	C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District), CP/GCP M-R PCD NBCOD (Commerce Park/General Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District), and CP/GCP M-R NBCOD (Commerce Park/General Commerce Park, Mid-Rise, North Black Canyon Overlay District)
Request To	C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District)
Proposed Use	Automotive service facility
Location	Approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road west corner of the 29th Avenue and Bronco Butte Trail alignments
VPC Recommendation	Approval
VPC Vote	3-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Julianna Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, and CP/GCP M-R NBCOD to C-2 NBCOD to allow an automotive service facility. She added that currently the site is subject to three zoning districts, three rezoning cases, and three sets of stipulations. She stated that staff recommended the applicant rezone the entirety of the site, so they would only be subject to one rezoning case and one set of stipulations.

Julianna Pierre stated that the development is proposed to have one building with eight service bays along the north façade. She added that the site will have ingress and egress to North Valley Parkway and the unnamed street south of the site. She stated that landscape setbacks will be provided along public street frontages. Additionally, staff is recommending general conformance to the site plan to ensure that the site is developed as proposed. She added that the elevations depict a variety of exterior colors; materials including masonry block, stucco, painted steel, and aluminum; and a maximum height of one story and 24 feet to top of parapet. She stated that staff is not

recommending general conformance to the elevations because the south and west elevations did not include the same level of finish as the north and east elevations.

Julianna Pierre reviewed the staff finding and stipulations. She added that staff recommended approval, subject to stipulations. She noted that staff had not received any community correspondence.

Rajesh Gore, representative with RKAA Architects, emphasized that currently the majority of the site is zoned C-2, which permits the proposed use, but a portion of the proposed building would be on the CP/GCP zoned area of the site, which does not permit the use. He stated that, per staff recommendation, they are rezoning the entirety of the site to C-2 and removing the M-R designation.

Vice Chair Shannon Simon stated that she appreciated the layout of the site. She stressed the importance of the enhanced landscaping and the service bays not facing the street or the residences across North Valley Parkway.

Committee member Michelle Ricart asked for clarification regarding the type of auto service provided. **Greg Clark**, owner of Greg Clark Automotive, stated that the location would only offer general repairs for vehicles of one ton or less. He ensured that the shop will be kept clean and they intend to keep users happy with the services provided.

MOTION: **Vice Chair Shannon Simon** made a motion to approve Z-75-21-2. The motion was seconded by **Committee member Michelle Ricart**.

VOTE: 3-0 with Committee members Stokes, Simon, and Ricart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.