



Village Planning Committee Meeting Summary

Z-104-I-75-3

Date of VPC Meeting	December 19, 2019
Request From	PCD, approved C-2 PCD; PCD approved Ind. Pk., PCD; PCD approved A-1 PCD (95.57 acres)
Request To	C-2 PCD CP/GCP PCD and A-1 PCD (95.57 acres)
Proposed Use	Major Amendment to the Northgate PCD to allow commercial, commerce park, and industrial uses
Location	Northwest corner of 19th Avenue and Grandview Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Z-104-I-75-3: Presentation, discussion, and possible recommendation regarding a request to rezone a 95.57 acre site located on the northwest corner of 19th Avenue and Grandview Road from PCD, approved C-2 PCD (Planned Community District, approved Intermediate Commercial, Planned Community District); PCD approved Ind. Pk., PCD (Planned Community District, approved Industrial Park, Planned Community District); PCD approved A-1 PCD (Planned Community District, approved Light Industrial, Planned Community District) to C-2 PCD (Intermediate Commercial, Planned Community District); CP/GCP PCD (Commerce Park, Planned Community District); and A-1 PCD (Light Industrial, Planned Community District) for a Major Amendment to the Northgate PCD to allow commercial, commerce park, and industrial uses.

Mr. David Simmons, staff, gave a presentation covering the existing land uses and General Plan Land Use Map designations. He displayed a land use map, general plan map and shared the history of the site and how the PCD has evolved over time. Mr. Simmons went through a series of stipulations and stated why they are important and referenced policy to support them. He shared that the proposal is compatible with surrounding land uses in the area and highlighted Stipulation No. 4 in regard to buffering between the existing residential to the south of the site. Staff is recommending approval, subject to a series of stipulations.

Mr. Jeffrey Blilie with Beus Gilbert McGroper, PLLC, representing the applicant, went over the history of the site and highlighted the PCD history. He explained his clients reasoning for the CP/GCP proposed along the southern boundary as this is less intense than A-1, which would reduce the risk of potential nuisances that may affect the existing residential to the south of the site. He went over the existing zoning designations on the

site and highlighted that a majority of the existing zoning on the southern boundary is A-1 so the request would actually down zone those portions to less intense districts. He went over potential uses for the overall site. He also shared the monetary investments being made to this long vacant and blighted site to include robust landscaping, new road surfacing and an interior public road system that will alleviate traffic on Grandview Road to the south.

Ms. Ann O'Brien asked to see the graphics presented in the applicant's power point presentation that depicted the improvements on Phelps and 19th Avenue where the street signal is to be located.

Ms. Michelle Gardner Asked if the building on site were to be flex building.

Mr. Blilie stated that the buildings are intended to be flex buildings that could accommodate a second level for offices within the shell or be used a light manufacturing.

Ms. Gardner asked if the building would have roll up doors.

Mr. Blilie stated that roll up doors will not be a typical feature but stated that a prospective tenant could install roll up doors if needed.

Mr. Ricardo Romero asked what led the applicant to choose this product type.

Mr. Blilie shared that the zoning in the PCD called for this type of use initially and there is a need in the area for this type of use.

Vice Chair Trilese DiLeo asked if the applicants have a lighting plan for the area.

Mr. Tyler Smith, with Sunbelt Development, the applicant, shared that they do have an entire street lighting plan that complies with City of Phoenix street standards as well as onsite parking lot lighting.

Public Comment:

Mr. Alex Abraham, speaking for six people in attendance, shared concerns related to an increase in traffic on Grandview Road. H suggested the City of Phoenix install fire exit gates across Grandview Road to restrict through traffic.

Mr. Brandon Shipman, member, asked Mr. Abraham if he did his due diligence prior to purchasing his home to see what the surrounding zoning designations were in the area.

Mr. Abraham stated that he had not checked existing zoning designations in the area.

Ms. Ann O'Brien, member, asked Mr. Abraham if he had contacted the City of Phoenix Streets Department for City Council office to express concerns about traffic issues in the area prior to this case being submitted.

Mr. Abraham stated that he had not.

Vice Chair Trilese DiLeo shared that the current residents in the area will have more ingress and egress options when Phelps is opened and the internal streets area available to through traffic.

Mr. Abraham stated that he is more concerned with peak hour traffic.

Mr. Russell Osborne asked how many homes exist in the subdivision.

Mr. Abraham stated that 520 homes are in the subdivision.

Mr. Srikan Srividhya took the podium and shared that traffic was his major concern. He stated that he is also concerned about potential uses, pollution generated from these uses and noise.

Chairman Grossman asked Mr. Srividhya if he had done his due diligence prior to purchasing his home.

Mr. Srividhya stated that he had not.

Vice Chair DiLeo stated that commerce park uses have less traffic counts than commercial uses. She asked Mr. Srividhya what he would like to see developed on the subject site.

Mr. Srividhya reiterated that his major concerns are with traffic on Grandview Road and requested that there be some type of traffic restrictions on Grandview Road.

Vice Chair DiLeo stated that traffic will be going in opposite directions during peak hours. The residential traffic will be exiting, and the commerce park traffic will be entering.

Mr. Jeffrey Blilie confirmed that during peak hours traffic will be going in opposite directions. He stated that the opening of Phelps Road will also alleviate traffic on Grandview Road as most people prefer a signalized intersection to exit rather than a stop sign, like on Grandview Road. He stated that fire gates on Grandview are not feasible as Grandview road is a public road and cannot be blocked. He also shared that 18 wheelers will not be parking illegally as the businesses will not allow it. He stated that this proposal does not include warehouse distribution so 18 wheelers will not be coming and going frequently.

Ms. Dawn Johnson, representing the Northgate HOA, shared concerns about illegal semi-truck parking, security on the site after hours, and the uses. She asked if there was a need for more commerce park and industrial in the area.

Mr. Blilie stated that they will discourage illegal parking, stated that the site will be secured after hours and shared that there is a need for employment center such as this proposal in the area.

Mr. Ricardo Romero asked how much was being invested in the preliminary site improvements.

Mr. Blilie shared that they paid \$25 million for the land, \$2 million for the first phase of landscaping and \$8 million for the first spec building, which is currently under construction.

Ms. Ann O'Brien asked what parts of the site are currently fenced.

Mr. Blilie stated that the interior of the site is currently fenced including the interior street system.

Mr. Bill Levy thanked the applicant for the investment in the area.

Mr. Sage Kakkat took the podium and stated that he thinks this is a great investment but is afraid the project could lose funding and die. This would result in half-built buildings that would attract transients and crime. He asked if the applicant has a contingency plan if the market fails.

Vice Chair Trilese DiLeo shared that she has lived in the Deer Valley area her entire life. She has seen this site sit empty for decades. She is ready to see it finally develop.

Mr. Romero stated that he is glad to see 19th Avenue and Bell Road improvements happening. He stated that this is a nice capital investment, and this could lead to further improvements in the area.

Ms. Michelle Gardner stated that this development will generate a need for housing in the area, resulting in increased home values for existing residential.

Chairman Grossman stated that traffic is always a major concern when new development projects are proposed. However, it seems no one ever talks to the City about traffic concerns prior to new development happening. He stated that it is the responsibility of the neighbors to address their concerns to the City in an effort to be proactive in improving their neighborhoods. He shared that he thinks this is a great investment in this area.

Ms. O'Brien urged the neighbors in attendance to reach out to their City Council person and the Streets Department to try to remedy traffic problems in the area.

MOTION: Vice Chair Trilese DiLeo motioned to recommend approval of Case No Z-104-I-75-3 per staff's stipulations. Committee member **Mr. Russell Osborne** seconded the motion.

VOTE: 8-0, motion to approve passed, with Committee Members Grossman, DiLeo, Gardner, Levy, O'Brien, Osborne, Romero, and Shipman in favor.

Staff Comments:

None.