



Village Planning Committee Meeting Summary

Z-162-24-8

***REVISED**

*Date of VPC Meeting	March 11, 2025
Request From	R-4 RSIOD and C-3 RSIOD
Request To	C-3 RSIOD
Proposal	Fabrication, office and warehouse
Location	Approximately 230 feet east of the southeast corner of 7th Street and Elwood Street
VPC Recommendation	Denial
VPC Vote	15-0

One member of the public register to speak on this item and did not indicate support or opposition.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

APPLICANT PRESENTATION

Mario Mangiamele, representing the applicant, introduced himself and presented details of the subject site, including its surrounding zoning, location, acreage, and General Plan Land Use Map designation. Mr. Mangiamele described the surrounding land uses and zoning designations, explained that the request is consistent with the General Plan Land Use Map designation, outlined the proposed use, and displayed the conceptual site plan and elevations. Mr. Mangiamele stated that the rezoning is not for a speculative user but rather for the relocation of a family-owned and operated business. Mr. Mangiamele described the public outreach efforts and outlined the proposed stipulations.

QUESTIONS FROM THE COMMITTEE

Committee Member Greg Brownell thanked the applicant team for their presentation, stated that the business should remain in Scottsdale, stated that there is no guarantee that employees will live in the area, and expressed concern that showing the property as

compliant with the General Plan Land Use Map is misleading, as the map has not been updated since 2015. Committee Member Brownell emphasized the need to preserve residential zoning and explained the difficulties regarding residential development near the Rio Salado.

Committee Member Lee Coleman asked whether the fabrication would be conducted indoors or outdoors, whether slabs would be produced on-site, and whether the business would be open to the public or operate as a wholesale entity. **Mr. Mangiamele** stated that fabrication would take place indoors, explained that slabs would be secured and then custom fabricated from those slabs, and stated that the office would be open to the public for sales. Committee Member Coleman asked if the buildings would be made of steel. Mr. Mangiamele stated that the proposed structures would be composed of steel and CMU block.

Committee Member Mark Beehler echoed Committee Member Brownell's comments, stated that he does not support losing residential zoning, and expressed concern over commercial and warehouse encroachment in the area. Committee Member Beehler stated that there has been no community feedback indicating a desire for more warehouses in the area.

Committee Member Trent Marchuk referenced a prior case at 12th Street and Jones, stating that the committee remembers that case, stated that residential development should be prioritized west of 12th Street, and asked staff about the compatibility of the proposal with the nearby AZ Fresh development. **Mr. Rogers** explained that the applicant team reviewed the AZ Fresh Development and the 12th Street and Jones case for design inspiration, explained that the proposal includes improvements such as a shaded detached sidewalk, explained that the request is compatible with the adjacent industrial and commercial zoning districts, stated the request is in alignment with City policies, and explained it is at the VPC's discretion if they think the land use is not appropriate in the location.

Committee Member Marchuk suggested that access from 7th Street would be preferable and stated that rezoning from residential is a short-sighted, expressed dissatisfaction with the proposed building elevations, and suggested collaboration with a community member who has worked with a developer to enhance a different project's aesthetics.

Committee Member Coleman stated that another steel building is not needed in the area.

Committee Member Tamala Daniels inquired about potential environmental and material hazards, listed common risks associated with fabrication, and asked what mitigation measures were planned. **Mr. Mangiamele** stated that noise concerns would be

mitigated as all fabrication would be conducted indoors and explained that the business must comply with state and federal environmental requirements.

PUBLIC COMMENT

Justin Francis echoed Committee Member T. Daniel's concerns regarding environmental hazards and inquired about the business' hours of operation. **Mike Kern**, representing the applicant team, stated that operating hours would be 6 AM to 4 PM, with a six-hour shift on Saturdays, clarified that all operations would take place indoors, and noted that the company has operated for 45 years without environmental issues. Mr. M. Kern emphasized the applicant's commitment to being a good neighbor. **Philip Kern**, representing the applicant team, stated that while some chemicals, such as hydraulic fluids, are used, precautions are taken to ensure public safety compliance, explained that granite waste is recycled separately from other waste products, stated that employee safety is a high priority, and stated that many of the company's employees reside in the area.

Committee Member T. Daniels asked if only granite would be fabricated at the facility, inquired about the company's other location, and requested the business name. **Mr. P. Kern** explained that granite is the primary material, but other materials are used as well, stated that the business is currently located in Scottsdale, and stated the business operates under the name Old World Granite.

Committee Member Coleman noted that 90 percent of similar businesses operate outdoors and struggle with dust control issues. **Mr. P. Kern** stated that all fabrication would be conducted indoors, emphasized that operations would be 100 percent wet to protect employees, and explained that the company employs robust water recycling methods.

Committee Member Daniels asked why the applicant selected a site that is currently zoned residential. **Mr. M. Kern** stated that the company wanted to relocate, explained that the General Plan Land Use Map designates the site as commercial, explained that the property has split zoning, with a portion zoned C-3, stated the requested C-3 zoning district is compatible with the surrounding industrial and commercial zoning districts, stated that his team believed the project would be appropriate for the site, and stated that he thought the proposed building is well-designed.

Committee Member Coleman inquired whether the property was a lot split from the property to the west and questioned how it received split zoning. **Mr. M. Kern** clarified that the site was not a lot split.

Committee Member Daniels asked for the zoning breakdown of the site. **Mr. Rogers** stated that the site includes 2.89 acres zoned R-4 and 0.49 acres zoned C-3.

APPLICANT RESPONSE

Mr. Mangiamele stated that the applicant team did not intend to mislead or confuse the committee and that referencing the General Plan Land Use Map is standard when determining whether a rezoning request is appropriate.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Darlene Jackson expressed concern over increasing commercial encroachment in the area and emphasized the importance of proactive planning.

Chair Arthur Greathouse III suggested discussing elevation improvements in case the project is approved at a subsequent hearing body.

Committee Member Beehler requested clarification on Committee Member Jackson's comments. **Committee Member Jackson** stated that commercialization is already occurring and cited residential-commercial adjacency north of Broadway as a relevant example. Committee Member Beehler stated that the best approach is to stop rezonings like the proposal.

Committee Member Petra Falcon inquired about alternative site opportunities for the project. **Committee Member Brownell** stated that the project would be welcomed on a site already zoned C-3 and noted that the project may receive approval at the next stage. Committee Member Brownell expressed support for the project but not at the proposed location.

Committee Member Kay Shepard stated that she understood the applicant's site selection rationale due to General Plan Land Use Map compliance. **Committee Member Brownell** reiterated that the Land Use Map has not been updated in a long time.

Committee Member Marcia Busching expressed that she likes the project and stated that she understands Committee Member Coleman's concerns about the design but explained that she thinks the proposal is generally a good layout with good amenities. Committee Member Busching stated that the proposal is well-planned but in the wrong location due to its proximity to adjacent residential neighborhoods, AZ Fresh, and other nearby neighborhood resources. Committee Member Busching stated that the site is within a mile of the 3rd Street Bridge and questioning why industrial development would be encouraged in the area.

Committee Member Marchuk stated that if the project moves forward, design considerations must be a priority and stated that he is leaning towards delaying the case.

Mr. Rogers explained that a new State law limits rezoning case continuances, allowing only one continuance unless requested by the applicant. Mr. Rogers recommended saving the continuance for City Council.

MOTION

Committee Member Mark Beehler motioned to recommend denial of Z-162-24-8.
Committee Member Greg Brownell seconded the motion.

VOTE

15-0, motion to recommend denial of Z-162-24-8 passed with Committee Members Committee Members Aldama, Beehler, Brooks, Busching, Coleman, F. Daniels, T. Daniels, Falcon, Holmerud, Jackson, Marchuck, Shepard, Thompson, and Greathouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.