



Village Planning Committee Meeting Summary

Z-31-22-7

Date of VPC Meeting	July 19, 2022
Request From	S-1
Request To	C-2
Proposed Use	Commercial uses
Location	Northeast corner of 67th Avenue and the Roeser Road alignment
VPC Recommendation	Continuance
VPC Vote	7-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-EST-1-22-7 and Z-31-22-7 are companion cases and were heard concurrently.

Enrique Bojórquez, staff, presented an overview for companion cases GPA-EST-1-22-7 and Z-31-22-7. Mr. Bojórquez discussed the location of the site, the existing and requested General Plan Land Use map and zoning designations. Mr. Bojórquez discussed the surrounding land uses and existing street network in the area, including the Loop 202 freeway just east of the site. Mr. Bojórquez stated that these requests are for a city-owned property that is within the proposed alignment of the State Route (SR) 30 freeway and will be sold to the Arizona Department of Transportation (ADOT) for future development of the SR-30 freeway. Mr. Bojórquez stated that the intent of these requests is to entitle the subject site before it is sold to ADOT to place a zoning district on the site which allows a variety of land uses that will help activate the Salt River frontage. Mr. Bojórquez stated that no community correspondence was received on these cases and proceeded to read the findings on each case. Mr. Bojórquez stated that staff recommends approval for these cases, with stipulations for rezoning case Z-31-22-7.

Questions from the committee:

Lisa M. Perez stated that the subject site is located within the Rio Salado Oeste portion of the Salt River and was used in an exercise to envision how it could develop in the future. Ms. Perez added that ADOT is going to be building the SR-30 freeway over this site and dispose of the remaining portion of the land after the freeway is completed. **Ms. Perez** asked if there could be public access through the site or why there are issues with requiring this. **Mr. Bojórquez** responded that a multi-use trail and shared use

pathway will be required along portions of the site upon development, which will help connect the public to the Salt River and 67th Avenue. **Ms. Perez** stated that she has concerns with having no public access through the site, and the requested C-2 zoning is fine for the site but believes there should be some public access here. **Mr. Bojórquez** responded that the site is not intended to serve as a public trailhead and instead the public will have access through the multi-use trail and shared use pathways adjacent to the site.

Dan Rush asked if it would be best to leave the existing zoning on the site. **Ms. Perez** agreed.

Melanie Burd shared that she lives in the area and would like to see more traffic and people there. Ms. Burd also agrees with Ms. Perez.

Ms. Perez stated that she no longer sees the benefit of rezoning this property now instead of having a developer rezone the property in the future.

Mr. Rush asked if Ms. Perez envisions people using the river in the future. **Ms. Perez** responded that she wants to see the activation of the Salt River and having people recreate here. Ms. Perez discussed Rio Reimagined and the larger vision of many individuals such as late Senator John McCain to connect communities along the river and active it.

Public Comment:

None.

Staff Response:

Ms. Perez asked if staff would support a continuance on these cases to a future meeting date. **Mr. Bojórquez** responded that staff, acting as the representative, would prefer to obtain a recommendation on the cases tonight but stated that the committee can recommend a continuance on each case.

Committee Discussion:

Vice Chair Wallace asked for a motion or further discussion on each item.

Motion – Z-31-22-7:

Lisa Perez motioned to recommend a continuance of Z-31-22-7 to a future meeting date. **Vice Chair Wallace** seconded the motion.

Vote – Z-31-22-7:

7-0, Motion to approve passed, with Committee Members Barquin, Burd, Cartwright, Perez, Rush, Sanou, and Wallace, in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No comments.