



## Village Planning Committee Meeting Summary

### Z-154-24-2

<b>Date of VPC Meeting</b>	July 7, 2025
<b>Request From</b>	S-1 DVAO
<b>Request To</b>	CP/GCP DVAO
<b>Proposal</b>	Warehouse
<b>Location</b>	Northwest corner of 22nd Street and Quail Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

#### **VPC DISCUSSION:**

*No members of the public registered to speak on this item.*

#### **Staff Presentation**

**Matteo Moric**, staff, provided a brief overview of the case. Mr. Moric noted it was for a site slightly over 2.5 acres located at the northwest corner of 22nd Street and Quail Avenue. Mr. Moric explained what the rezoning request was for, and that it was not consistent with the General Plan Land Use Map designation of Industrial, but less than 10 acres in size, therefore, a General Plan Amendment was not required. Mr. Moric showed an aerial photo identifying the surrounding land uses and zoning. Mr. Moric then shared a visual of the proposed site plan stating the site is planned to have a 34,878 square feet warehouse building with loading docks at the northeast side of the building, screened by an 8-foot-high screen wall. Mr. Moric said the plan also incorporates parking spaces, vehicular access from Quail Avenue and 22nd Street, and has large landscape setbacks on the east and south sides of the building. Mr. Moric displayed the proposed building elevations which show a flat roof building with a maximum height of 27 feet 6 inches to the top of the parapet. Mr. Moric then read over the staff recommendation, findings, and recommended stipulations.

#### **Applicant Presentation**

**Randy Marks**, the applicant with Rezio, LLC., summarized they want to build a modern warehouse facility. Mr. Marks showed an aerial and noted the site which was immediately west for a self-storage facility, and the property to the north was zoned S-1 and this property owner attended the neighborhood meeting and appeared to be in support of the proposal. Mr. Marks shared a more in-depth overhead landscape plan and 3-D renderings. Mr. Marks also noted a traffic study was approved and sent to the

City of Phoenix. Mr. Marks said as a result they made a wider turning lane for getting into the loading docks.

### **Public Comments**

None.

### **Questions from the Committee**

**Jennifer Hall** asked about the neighbor to the immediate north and if they had concerns. **Mr. Marks** indicated he had met the neighbor to the north who seemed to be in support. Ms. Hall also asked if there was a tenant for this warehouse. Mr. Marks said yes and it is going to be Retablo Furniture and Folk Art.

**Daniel Mazza** asked what the use was. Mr. Marks stated it was a warehouse storage building for the shipping of Retablo products.

**Jennifer Hall** asked about the employee resting area and **Mr. Marks** said they would be providing that.

### **Motion**

**Anna Sepic** motioned to recommend approval of Z-154-24-2 per staff recommendation. **Regina Schmidt** seconded the motion.

### **Vote**

**10-0**; motion to recommend approval of Z-154-24-2 per the staff recommendation passes with Committee members Balderrama, Goodhue, Gubser, Hall, Marcolla, Mazza, Schmidt, Sepic, Soronson and Mortensen in favor.

### **STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.