



Village Planning Committee Meeting Summary Z-SP-3-21-1

Date of VPC Meeting	January 13, 2022
Request From	A-1 SP DVAO (Light Industrial, Special Permit, Deer Valley Airport Overlay District) and A-1 DVAO (Light Industrial, Deer Valley Airport Overlay District)
Request To	A-1 SP DVAO (Light Industrial, Special Permit, Deer Valley Airport Overlay District)
Location	Southwest corner of Central Avenue and Alameda Road
Recommendation	Approval, per the staff recommendation
Vote	9-0 , motion to approve passed, with Committee Members Kenney, DiLeo, Gardner, Greenberg, Levy, Lewis, Romero, Shipman and Virgil in favor.

VPC DISCUSSION:

The Planning Commission will consider this request on February 3, 2022.

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed overtime. Mr. Simmons shared how the GPA designation is consistent with several core values of the General Plan and the Deer Valley Airport Overlay District (DVAO). He explained that the rezoning request supports several policy plans to include the Tree and Shade Master Plan and Complete Streets Guiding Principles. Mr. Simmons also shared the reasoning behind several of the proposed stipulations for the case.

Mr. Paul Gilbert, with Beus Gilbert McGroder, PLLC, representing the applicant, provided a detailed presentation to include how this proposal is consistent with development trends in the surrounding area, the General Plan Land Use Map designation consistency, vehicular and pedestrian circulation plans for the site, enhanced landscaping standards proposed, and an explanation of the approved traffic study showing how the proposed use will not adversely affect traffic flows into the area. Further, Mr. Gilbert shared that the site will continue the current use until 2027. After that time, a reuse plan will be submitted to the City of Phoenix for review prior to the approval of another use.

VPC Discussion:

Mr. Bill Levy asked what will happen to the site if the current use ceases and a large hole is left in the ground.

Mr. Simmons, staff, shared that the required reuse plan will ensure the hole is filled, which is outlined in Stipulation No. 1.

Mr. Brandon Shipman arrived at 6:12, bringing quorum up to 9.

Mr. Greenberg inquired as to where ingress and egress was going to occur on the site.

Mr. Keith Greenberg asked how the current user plans to fill the hole in the ground after the mining operations cease.

Mr. Gilbert shared that the required re-use plan will require the hole be filled in, which is a plan review process approved by the City of Phoenix.

Ms. Trilese DiLeo asked what the forecast was for the abandonment of the mining operations on the site.

Mr. Gilbert shared that the mining operations will cease in the year 2027.

Mr. Ozzie Virgil asked what was being mined out there.

Mr. Gilbert shared that this is a sand and gravel mine with a concrete batch plant.

Mr. Keith Greenberg asked if the Special Permit renewal is renewable after 2027.

Mr. Simmons shared that the Special Permit is subject to renewal, but will have to come back through the hearing process if the owner opts to move in that direction.

MOTION:

Ms. Trilese DiLeo motioned to approve Rezoning Case No. Z-SP-3-21-1, per the staff recommendation.

Ms. Michelle Gardner seconded the motion.

VOTE: 9-0, motion to approve passed, with Committee Members Kenney, DiLeo, Gardner, Greenberg, Levy, Lewis, Romero, Shipman and Virgil in favor.