



## Village Planning Committee Meeting Summary Z-37-22-2

<b>Date of VPC Meeting</b>	September 12, 2022
<b>Request From</b>	C-2
<b>Request To</b>	PUD
<b>Proposed Use</b>	PUD to allow electric vehicle body repair and C-2 commercial uses
<b>Location</b>	Approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	15-0

### **VPC DISCUSSION:**

#### **Staff Presentation:**

**Mr. Bojórquez**, staff, provided an overview of the rezoning case Z-37-22-2, describing the location, surrounding land uses and existing zoning. Mr. Bojórquez shared that the proposal is consistent with the General Plan Land Use Map designation of commercial and discussed several policy plans, including the North 32nd Street Plan, which envisioned the repurposing or retrofitting of existing buildings within the plan area. Mr. Bojórquez then described the proposed site plan and building elevations, noting the additional area that is proposed to be enclosed that is currently a loading bay. Mr. Bojórquez noted that staff had not received any community input on the request. Mr. Bojórquez concluded the presentation by providing the staff findings, recommendation of approval, and the proposed stipulations.

#### **Applicant Presentation:**

**Carolyn Oberholtzer**, representing the applicant with Bergin, Fakes, Smalley, & Oberholtzer, introduced herself and discussed the location of the site and the PUD request, noting the request was mainly to add one additional use of an electric vehicle body repair center to C-2 permitted uses, which would otherwise not be permitted. Ms. Oberholtzer noted there are auto uses permitted in the C-2 zoning district, but the nature of electric vehicle sales and dealerships are that they are not on large campuses that have their own collision repair centers on them like typical gas-powered vehicle dealerships. Ms. Oberholtzer mentioned there have been no substantive changes since

their previous presentation at the last Paradise Valley Village Planning Committee (VPC) meeting, that they have received no community feedback in the interim, and that they have reviewed staff's report and stipulations and concur with the stipulations. Ms. Oberholtzer showed the conceptual elevations and renderings to note the existing loading bay will be enclosed to become offices and a customer lounge, and that architectural treatments will be occurring on the outside of the building to modernize the facility. Ms. Oberholtzer then discussed the improvements being made to the building to make it more energy efficient, as well as related site improvements. Ms. Oberholtzer noted EV cars do not use gas nor do they need oil changes, so there would be fewer flammable materials on site than would be associated with a typical car repair facility for gas-powered vehicles. Ms. Oberholtzer concluded by stating the applicant hopes to begin construction by the end of the year or early 2023.

**Public Comment:**

None.

**Applicant Response to Public Comment:**

None.

**Discussion:**

None.

**MOTION – Z-37-22-2:**

**Alex Popovic** motioned to recommend approval of Z-37-22-2 per the staff recommendation. **Mr. Soronson** seconded the motion.

**VOTE – Z-37-22-2:**

**15-0;** motion to recommend approval of Z-37-22-2 per the staff recommendation passes with Committee members Balderrama, Bowman, DiMassa, Gerst, Goodhue, Hall, Mazza, Mortensen, Popovic, Soronson, Sparks, Ward, Wise, Leshar and Gubser in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

No comments.