



Village Planning Committee Meeting Summary

PHO-8-23—Z-195-81-1

Date of VPC Meeting	September 14, 2023
Date of Planning Hearing Officer Hearing Request	September 20, 2023
	<ol style="list-style-type: none">1) Modification of Stipulation 1 regarding general conformance with the site plan dated August 3, 19992) Modification of Stipulation 3 regarding a landscape theme and a landscape setback along 21st and 23rd Avenues3) Technical corrections to Stipulations 2 and 4
Location	Approximately 730 feet south of the southwest corner of 23rd Avenue and Parkside Lane
VPC Recommendation	Approval, with a modification
VPC Vote	9-0

No members of the public registered to speak on this request.

Staff Background Presentation

Matteo Moric, staff, provided an overview of the request and noted the location along 23rd Avenue between Pinnacle Peak Road and Williams Drive. Mr. Moric stated the established zoning was A-1 DVAO and the site was subject to stipulations and indicated this was the 8th PHO case for the original 1981 zoning case. Mr. Moric noted the governing stipulations for this specific portion of the site were from PHO 4-99.

Al Field asked what the line was at the south side of the site. Mr. Moric said it was a zoning line and a wash.

Mr. Moric briefly identified which stipulations the applicant was requesting modifications.

Applicant Presentation

Bill Lally with Tiffany & Bosco P.A. indicated he was the applicant representative for the case. Mr. Lally reminded the Committee that this was not a rezoning case and a Planning Hearing Officer case which is a request to modify stipulations. Mr. Lally noted there were 8 PHO cases associated with this original zoning case. Mr. Lally stated this is a tow and impound yard today.

Mr. Lally added the applicant was a company called Panattoni which was new to the Phoenix market but had been around for 37 years. Mr. Lally indicated Panattoni wanted to turn this tow and impound yard into a more traditional industrial development, and they are known to have high quality worldwide tenants. Mr. Lally noted the site context which included the large scatter wash to the south. Mr. Lally said the front face of the project is really focused along 21st Avenue. Mr. Lally added that Panattoni is well funded and capitalized.

Mr. Lally said this site plan has proper details and they were providing a wide landscape setback along 21st Avenue and landscape along the entire project. Mr. Lally noted that along 21st Avenue the project would look sharp with 14 new trees.

Questions from the Committee/Applicant Response

Al Field asked since it was a tow and impound yard if there were any concerns about environmental remediation.

Mr. Lally said the first thing Panattoni would do is a Phase 1 environmental study and if necessary, they would do a Phase 2. Mr. Lally said if clean-up was necessary the seller and buyer would work through that together to figure that out.

Keith Greenberg asked where the impound yard is going. **Mr. Lally** responded that he hopes there'd be less of that in the area and said the Deer Valley area is changing for more high-tech users to support the new economy.

Ozzie Virgil asked what the name of the current business at the site was and Mr. Lally responded it is McClure's.

Gregory Freeman asked for clarification if this was a zoning change or just changing a few stipulations and asked if Development Services Department still existed. **Mr. Moric** said it's called the Planning and Development Department now.

Bill Lally said there were technical corrections to update the stipulations, but he just explained the material changes.

Al Field asked if the rendering was of the large building. **Mr. Lally** said yes and the other was a supportive office, industrial building.

Gregory Freeman said this was a huge upgrade and would modernize the stipulation for a land use that had already been approved.

Motion

Sandra Hoffman motioned to recommend approval of PHO-8-23—Z-195-81 with a modification to Stipulation No. 3 to update the Department name to the Planning and Development Department. **Braden Lopez-Biggs** seconded the motion.

VOTE:

9-0, motion to recommend approval of PHO-8-23—Z-195-81, with a modification passes with Committee Members Davenport, Field, Freeman, Greenberg, Hoffman, Lopez-Biggs, Romero, Sutphen, and Virgil in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.