



Village Planning Committee Meeting Summary Z-79-21-7

Date of VPC Meeting	March 15, 2022
Request From	R-3 (Multifamily) (4.99) and C-3 (General Commercial) (14.89)
Request To	A-1 (Light Industrial) (19.88)
Proposed Use	Light Industrial
Location	Southeast corner of 27th Avenue and Buckeye Road
VPC Recommendation	Approval, per the staff recommendation in the staff report
VPC Vote	7-0, motion passed; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-EST-2-21-7 and Z-79-21-7 were heard concurrently.

No members of the public registered to speak on these items.

Anthony Grande, staff, introduced himself and provided a combined presentation for companion cases GPA-EST-2-21-7 and Z-79-21-7. Mr. Grande discussed the location of the site, noting surrounding land uses including industrial uses along 27th Avenue and Buckeye Road. Mr. Grande discussed the existing General Plan Land Use map designation of Industrial, the Estrella Village Plan, the Estrella Village Arterial Street Landscaping Program, and other policy documents including the General Plan. The conceptual site plan and building elevations for the two proposed industrial buildings was discussed. Mr. Grande concluded the presentation by providing a staff recommendation of approval and describing the proposed stipulations for case Z-79-21-7, as presented in the staff report.

Jason Morris, with Withey Morris PLC, introduced himself as the applicant and discussed the location of the site, surrounding uses, and existing site conditions. Mr. Morris discussed the history of industrial uses that exist in the area and discussed how policy plans including the General Plan supported the requested Land Use Map designation and A-1 zoning. Mr. Morris explained the different building materials plus elements used in the building and proposed perimeter landscaping and concluded the presentation by requesting approval of these two cases.

Lisa Perez asked if the Fire Department had provided comments on the case. **Mr. Morris** stated that he had received comments from the Fire Department but had addressed these and that they did not have any further concerns.

Ms. Perez stated that she is in support of this use due to the buffering and landscaping provided.

Parris Wallace asked for the project to include electric vehicle charging stations. **Ms. Perez** supported this request. **Mr. Morris** stated that this will be discussed with the developer of the project.

Ms. Wallace asked if the development would have covered parking. If so, she requested that covered parking include solar panels. **Mr. Morris** stated that the development is tenant driven, thus the possibility of solar panels is not determined until there is a tenant for the site.

Dan Rush stated that he is in favor of the development but has concerns with the lack of affordable housing in the area. Mr. Rush asked staff to promote more affordable housing projects. **Mr. Morris** stated that he understands the concern but does not see residential as an appropriate use for the area due to the surrounding industrial land uses.

MOTION – Z-79-21-7:

Lisa Perez motioned to recommend approval of Z-79-21-7 per the staff recommendation. **Dan Rush** seconded the motion.

VOTE – Z-79-21-7:

7-0, motion to recommend approval passed; Members Ademolu, Cartwright, Perez, Rush, Terrazas, Wallace and Cardenas, in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

At the March 15, 2022, Estrella Village Planning Committee meeting, **Jason Morris**, applicant on case Z-79-21-7 stated that he would follow up with the developer regarding the installation of electric vehicle charging stations and the covered parking with solar panels on the site. No stipulation was added regarding these elements.