



**Village Planning Committee Meeting Summary  
GPA-DV-2-20-2  
INFORMATION ONLY**

**Date of VPC Meeting** November 19, 2020

**Request** To amend the General Plan Land Use Designation **from** Floodplain and Commerce/Business Park **to** Mixed Use (Commerce/ Business Park/Industrial)

**Location** Approximately 1,320 feet south of the southeast corner of 7th Street and Happy Valley Road

**VPC DISCUSSION:**

*Cases GPA-DV-1-20-1, Z-58-20-1 and Z-57-20-1 were heard concurrently.*

**Mr. Joshua Bednarek**, staff, went over the proposals for the two GPA and PUD requests as a combined presentation. He highlighted that the changes proposed would permit a mix of Commerce Park and Industrial uses, which is consistent with surrounding land uses north of the Deer Valley Airport. He shared that the rezoning cases will establish a land use mix that maximizes property's location in employment corridor and will better position the properties for sale by the State Land Department. He also shared that the rezoning sets the properties up for future private investment.

**Mr. Mark Edelman**, with the State Land Department, provided a brief presentation on State Trust Lands. He explained that State Trust land is not public land. He shared that these lands are held in trust and they differ greatly from public lands such as BLM or regional parks like Lake Pleasant or White Tank Mountains. State Trust land is more akin to private land. He explained that State Trust land is held in trust and managed by the Arizona State Land Department for the sole purpose of generating revenues for Arizona's K-12 public schools and 12 other institutional beneficiaries. He shared that every dollar earned from a sale goes into the Trust. Mr. Edelman introduced Ms. Carolyn Oberholtzer, the council representing the State Land department for these GPA and Rezoning requests.

**Mr. Russell Osborn** asked if payout for State Trust Lands actually goes to public schools.

**Mr. Edelman** shared that it does, but not all at once or every year. Other institutions also benefit.

**Mr. Keith Greenburg** asked about the portion of site B that is encroaching into a Maricopa County island.

**Mr. Bednarek** shared that this was an error on the graphic and the slides had not been updated to reflect the actual land area. He iterated that there is no encroachment into the County island in this request.

**Chairman Joseph Grossman** asked if private market rates are considered when a parcel comes up for sale and if so was this considered for these sites.

**Ms. Carolyn Oberholtzer** shared that the sites in question are currently zoned S-1, which is a holding designation for parcels annexed into the city and shared that the sites are currently underdeveloped. She shared that the current entitlement requests makes the properties more marketable for future auctions.

**Mr. Ricardo Romero** asked who the primary target is for the acquisition.

**Mr. Edelman** shared that there is not a specific target at this time.