



Village Planning Committee Meeting Summary

PHO-2-22--Z-33-06-5

Date of VPC Meeting	May 11, 2022
Date of Planning Hearing Officer Hearing	May 18, 2022
Request	<ol style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance to site plan date stamped September 17, 2019. 2) Technical correction to Stipulation 5
Location	Northwest corner of 115th Avenue and Indian School Road
VPC Recommendation	Approval
VPC Vote	6-1

VPC DISCUSSION:

Nayeli Sanchez Luna, staff, provided information regarding the subject site including the location, size, and the surrounding zoning. Ms. Sanchez Luna stated that Rezoning Case No. Z-33-06-7 established the CP/GCP zoning on the site subject to stipulations and added that a Planning Hearing Officer (PHO) request was to modify stipulations rather than change the zoning on the site. Ms. Sanchez Luna summarized the previous stipulation modification request to modify Stipulation 1 in 2019 to allow for a behavioral health counseling and treatment facility. Ms. Sanchez Luna concluded her presentation by stating that the proposed development was for a self-service storage facility and that the request was to modify Stipulation 1 regarding general conformance to the site plan date stamped September 17, 2019, and a technical corrections to Stipulation 5.

Taylor Earl, representing the applicant with Earl and Curley, provided an overview of the proposed stipulation modifications for case PHO-2-22--Z-33-06-5. Mr. Earl stated that the subject site has been difficult to develop because of the surrounding land uses and explained the mining operations to the north and south, the floodplain designation, and the nursery located to the east. Mr. Earl added that the original rezoning case proposed storage and warehousing and the first PHO request would have allowed for a behavior counseling and treatment facility and noted that neither was developed. Mr. Earl added that the proposed site would serve the surrounding residential uses that do not have separate storage and multigenerational families that do not have extra storage space. Mr. Earl displayed the proposed site plan for a self-storage facility with

recreational vehicle parking and noted the required multi-use trail, the large distance from single-family residential development, and the features offered within the self-service storage facility. Mr. Earl concluded his presentation by stating that the proposed self-service storage facility would not have an adverse impact on the surrounding land uses and would act as a buffer to the adjacent mining operations.

Questions from the committee:

None

Public comment:

None

Applicant response:

None

Committee discussion:

Ken DuBose stated that he would like to see the elevations integrate different shades of color rather than different shades of grey.

Motion:

Alvin Battle motioned to recommend approval of PHO-2-22--Z-33-06-05. **Zeke Valenzuela** seconded the motion.

Vote:

6-1, Motion to approve passed, with Committee Members Battle, DuBose, Garcia, Valenzuela, O'Toole, and Derie in favor and Committee Member Oviedo opposed.

Staff comments regarding VPC Recommendation:

None.