



## Village Planning Committee Meeting Summary Z-86-18-2

<b>Date of VPC Meeting</b>	July 18, 2019
<b>Request From</b>	S-1 (11.01 acres)
<b>Request To</b>	CP/GCP (11.01 acres)
<b>Proposed Use</b>	Recreational Vehicle and Boat Storage Facility
<b>Location</b>	Northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment
<b>VPC Recommendation</b>	Continuance to the September 19, 2019 meeting
<b>VPC Vote</b>	8-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Chairman Joseph Grossman** asked the applicant to take the podium to discuss their request for a continuance for this item.

**Ms. Heather Dukes** took the podium and went over the request for a continuance of Case No. Z-86-18-2. The applicant wished to modify the existing site plan in order to adequately address concerns from the residents and owners of Sage Luxury Apartments. She went over the land swap transaction between the northern most portion of the site abutting the Sage Luxury Apartments and the newly acquired piece of land to the east. She explained that the northern portion of the site will no longer be part of the proposal. The land recently acquired to the east abutting Skunk Creek Wash will take the place of the northern portion of the site. She explained that this will help to mitigate concerns the stakeholders of Sage Luxury Apartments have voiced.

**Mr. Ozzie Virgil** asked if this was going to be submitted as a new submittal.

**Mr. David Simmons** stated that the existing case will be amended.

**Chairman Joseph Grossman** asked the applicant why the committee didn't hear about the potential for the land swap earlier.

**Mr. Kimball** asked the applicant if they would be going to PHO to modify the site plan.

**Ms. Heather Dukes** stated that they would probably have to go to PHO to modify the site plan if they are stipulated with general conformance.

**Mr. Kimball** asked the applicant if she was aware of the land sale on the northern parcel prior to the City Council hearing.

**Ms. Dukes** stated that she was not aware that the northern portion of the site was on the market until she was informed by Stuart. She explained that it was listed earlier than anticipated by the broker and has subsequently been removed from the market.

**Mr. Kimball** stated that Ms. Dukes comments are inconsistent with what has been stated in the past. He recommended that this case be withdrawn and submitted as a new submittal.

**Mr. Matthew Kenney** stated that he thinks the continuance should be granted to allot more time to the applicant to resolve stakeholder concerns.

**Vice Chair Trilese DiLeo** stated that she recalls a previous conversation where there were a lot more concerns addressed than just the property line abutting the residential use to the north. She recalls that the community does not want to see this use in this location.

**Mr. Ozzie Virgil** stated that the committee will have to vote on this item again if it is continued, so he is in support of a continuance at this time.

**Vice Chair DiLeo** stated that she does not want to see RV and boat storage on the I-17 frontage road.

**Mr. Kimball** stated that he would support a motion for a continuance, but not for August as that is only one month. He would support a continuance to the September 19, 2019 Village Planning Committee (VPC) meeting. He would also like an information update on what is going on with the site plan modification process.

**Mr. Russell Osborne** asked the applicant if their request for a continuance was for the August meeting.

**Ms. Dukes** stated that yes, the request is a continuance to August.

**Mr. Kimball** reiterated that he thinks this case should go back to the community for neighborhood discussion. He feels staff is undermining the process and would not be supportive of a continuance to August, but would entertain September. He feels there is not enough time in a month to do proper outreach and address community concerns with the new site plan and site configuration.

**Chairman Grossman** shared that he thinks this case should be withdrawn and submitted as a new submittal as the land area and acreage is changing.

**Ms. Dukes** stated that she would prefer to go to the August 15, 2019 VPC meeting. She also explained why and how this new site configuration is better.

**Ms. Peggy Neely** took the podium and shared with the committee that she and the people she is representing are opposed to the use and shared that there has been no

dialogue between the applicant and the Sage Luxury Apartment stakeholders. She is requesting further dialogue with the applicant.

**Mr. Fred Bishop**, landowner, stated that he thinks the continuance to August is fair and adequate. He shared that he is the one that proposed the land swap idea. He said that they are not hiding anything; they just weren't ready to move in that direction at the time of initial submittal.

**Mr. Daniel Pingree** stated that he attended the last meeting and they discussed what the VPC would like to see in this corridor. He thinks the VPC should vote on this case after they have the land use policy discussion along the I-17 corridor.

**Chairman Grossman** stated that the committee will have the discussion later.

**Mr. Kenney** asked the applicant if they had a problem with moving the item to the September agenda.

**Ms. Dukes** stated that they prefer the August date, but could do the September meeting.

**Mr. Virgil** stated that the committee could continue to the August meeting and if the applicant needed more time at that point the committee could continue to September.

**Vice Chair DiLeo** stated that she is opposed to the continuance request and advised the applicant to collaborate with the opposition.

**Ms. Dukes** stated that she is willing to collaborate.

**MOTION:**

**Mr. Stuart Kimball** made a motion to continue Case No. Z-86-18-2 to the September 19, 2019 Village Planning Committee meeting.

**Mr. Bill Levy** seconded the motion.

**VOTE: 8 - 0**

**The motion to continue Case No. Z-86-18-2 passed; with Committee Members Grossman, DiLeo, Kenney, Kimball, Levy, Osborne, Romero and Virgil in favor.**