



Village Planning Committee Meeting Summary

Z-SP-2-20-8

Date of VPC Meeting	May 12, 2020
Request From	C-2 FCOD RSIOD
Request To	C-2 SP FCOD RSIOD
Proposed Use	Mortuary and underlying uses
Location	Northwest corner of 25th Street and Broadway Road
VPC Recommendation	Approval per staff recommendation
VPC Vote	6-4-0 Motion passes; with members, Alvarez, Brooks, Holmerud, Shepard, S. Smith and Busching in favor; with members Aguilar, Brownell, Daniels and Trites dissenting; no members abstained.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Email messages were received containing the names of fourteen individuals wishing to speak, eight individuals supportive of the case and six from individuals in opposition.

Members Larios, Monge, Said, and M. Smith left the meeting reducing the quorum to 10 members.

Mr. Bojorquez, staff, provided a presentation on the proposed rezoning case. Staff recommends approval, subject to stipulations. He then invited the applicant to present their information presentation with the committee.

Ms. Kenia Conner, landowner, provided an overview on the history of the previous rezoning case for this site, Z-SP-5-19-8 in addition to the continued outreach since 2019. A description of the opposition to the case was provided in addition to how those concerns were addressed.

Mr. Jeff Stephens, of Searers, Robbins and Stephens Inc., went over a presentation on the benefits and services for the community offered by this project. Elements of sustainability on this project were listed and a list of concerns were addressed.

Chairwoman Trittes asked for comments from the committee.

Mr. Aguilar stated that he was pleased with the level of outreach expressed by the applicant but wishes to hear the community.

Ms. Alvarez stated that she likes the community aspect of the project and supports the beautification of the community.

Dr. Brooks echoes the previous comments made.

Mr. Brownell felt that this proposal does not respects the Four Corners Overlay District and is not overly impressed with the outreach. He added that this is a changing area and there should be a larger discussion involving the overlay.

Ms. Holmerud stated that he supports the project due to the level of community outreach.

Ms. Bushing stated that she wants to hear also from the community.

Chairwoman Trites opened the public comment portion of the meeting.

Ms. Twanna Brunson, member of the public, stated that she has concerns with the notification process and that she has never seen this site host a yard sale. She also expressed concern with individuals not being able to connect to the virtual neighborhood meeting and is concerned with this type of use in this area.

Mr. Pastor Reginal Trotter, member of the public, stated that Ms. Maria Trotter was no longer available to speak on this item. He has not been contacted by the applicant and that people in the area are in opposition to this case, including members of his church.

Mr. Michael Johnson, member of the public and former councilman, expressed concern with this use and that it was not consistent with the Four Corners Overlay District. He added that the City of Phoenix had invested heavily in this area and had lead efforts to support further improvements in this area.

Ms. Sandra Trotter, member of the public, stated that she wants to support the Four Corners Overly District and has concerns with the use proposed.

Mr. Bojorquez, staff, attempted to connect Diedra Trotter and Elder John Mireles, who had sent emails requesting to speak in opposition to this item, but these members were no longer connected to the virtual meeting.

Mr. Jarvis Reddick, member of the public, supports this project and stated that the use is permitted by the Four Corners Overlay District but it requires the Special Permit.

Ms. Autumn Hefley, member of the public, stated that she lives in the area since 1981 and supports this project. She added that the proposed funeral home does not eliminate the Four Corners Overlay District.

Mr. Ron Thornson, member of the public, stated that he supports the mortuary.

Ms. Stephanie Muhammed, member of the public, stated that she supports the proposal due to the building improvements.

Mr. Fredderick Jacobs, member of the public, stated that he supports the project due to new jobs being created and the overall community benefits.

Mr. Bojorquez, staff, attempted to connect Chris Muhammed, Catherine Muhammed and Abdul Iman Muhammad who had sent emails requesting to speak in favor of this item, but these members were no longer connected to the virtual meeting.

Ms. Conner stated that the use is permitted by the Four Corners Overlay District with a Special Permit.

Chairwoman Trittes asked for other comments from the committee.

Mr. Aguilar asked the landowner why she was still wishing to move forward with the project given the number of people in opposition to the case.

Ms. Conner shared the reasons on why she was wishing to move forward with the project.

Ms. Alvarez stated that she was torn with the decision given the community input provided.

Mr. Brownell stated that he agreed with the comments provided by Michael Johnson and thus cannot support the proposal.

Ms. Daniels stated that she could not support the project given all the improvements made in this area and within the Overlay District. She added that there are too many similar land uses in the area.

Mr. Holmerud proceeded to address the comments made by Mr. Brownell and Mr. Michael Johnson.

Mr. Shelly Smith described properties in the area and supports this project as it is a small business.

Ms. Alvarez explained her vote of support for the project given that the owner is a small business and the project will improve that part of the area.

MOTION

Mr. Holmerud made a motion to approve the item. **Ms. Busching** seconded the motion.

VOTE:

Gene Holmerud motioned to approve the request per the staff recommendation. Marcia Busching seconded the motion. Members Alvarez, Brooks, Holmerud, Shepard, S. Smith and Busching in favor; with members Aguilar, Brownell, Daniels and Trites dissenting; none in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.