



Village Planning Committee Meeting Summary
Z-11-94-1 (PHO-2-19)

Date of VPC Meeting	November 21, 2019
Request	Request a modification of Stipulation 1 regarding a 20-foot landscape setback along 23rd Avenue and parking plan; and deletion of Stipulation No. 2 regarding dedication of a 40-foot east half street for 23rd Avenue.
Proposed Use	Commercial
Location	Approximately 460 feet south of the southeast corner of 23rd Avenue and Whispering Wind Drive.
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. David Simmons, staff, provided an overview of the request. He displayed a land use map, general plan map and comparative table of the existing stipulations and the requested updated stipulation language.

Mr. Andy Jochums with Beus Gilbert McGroden, representing the applicant, went over the project scope and gave a brief background on the about the site and its evolution over time. He explained that Stipulation No. 1 is the main focus as Stipulation No. 2 in the request has been fulfilled. He elaborated that the need for the modification to Stipulation No. 1 stems from the Cities requirement for additional right-of-way dedication on the street frontage, resulting in a decreased lot size and building envelope.

Mr. Mark Lewis asked the applicant who the tenant will be at this location.

Mr. Jochums stated that the tenant will be Caliper Collision, a national brand.

Mr. Ozzie Virgil asked the applicant about the additional need for right-of-way dedication.

Mr. Jochums shared the rationale behind the additional need for right-of way dedication.

Public Comment:

Mr. Darryl Szally shared that he is the builder of the hotel project next door to this site. He stated that he is in support of the project. He has concerns with the 4-inch caliper tree requirement the City of Phoenix imposes on developers. He stated that 4-inch caliper trees are raggedy trees that look like garbage. He stated that the City of Phoenix needs to rethink caliper size as the larger caliper trees are the left overs that no one buys. He thinks smaller caliper trees look better and grow better.

MOTION: Mr. Ozzie Virgil motioned to recommend approval of Case No. Z-11-94-1 (PHO-2-19). **Chairman Joseph Grossman** seconded the motion.

VOTE: 9-0, motion to recommend approval passed, with Committee Members Grossman, Kenney, Levy, Lewis, Lewis, O'Brien, Osborne, Romero, Shipman and Virgil in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.