



## Village Planning Committee Meeting Summary

### Z-49-22-1-2

<b>Date of VPC Meeting</b>	August 11, 2022
<b>Request From</b>	A-1 SP DVAO and A-1 DVAO
<b>Request To</b>	A-1 DVAO
<b>Proposed Use</b>	Removal of Special Permit to allow light industrial uses
<b>Location</b>	Southwest corner of 7th Street and Pinnacle Peak Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	11-0

#### VPC DISCUSSION

*No members of the public registered to speak on this item.*

#### STAFF PRESENTATION

**Racelle Escolar**, staff, provided an overview of the location of the subject site, the requested rezoning, and the surrounding zoning and land uses. **Ms. Escolar** further reviewed the staff findings and the staff recommendation, including the recommended stipulations.

#### QUESTIONS FROM THE COMMITTEE

**Ozzie Virgil** asked for clarification on the special permit. **Ms. Escolar** replied that currently a small portion of the site has a special permit for mining, and the applicant is proposing to remove the special permit, resulting in the entire site being zoned A-1 DVAO.

#### APPLICANT PRESENTATION

**Tim Locher**, representing the applicant with Hawkeye Development, LLC, provided an overview of the application, stating that the special permit is no longer necessary because of the realignment of 7th Street. **Mr. Locher** described the alignment of the proposal with the General Plan and stated that the rezoning would allow the property to be used in conformance with the underlying A-1 zoning.

#### QUESTIONS FROM THE COMMITTEE

**Mr. Virgil** asked about the height of the proposed building. **Mr. Locher** replied that the building has not been fully designed, but the proposal would be similar to other buildings in the area and consistent with the height limits within the A-1 zoning district.

**MOTION**

**Ozzie Virgil** made a motion to recommend approval of Z-49-22-1-2, per the staff recommendation. **Susan Herber** seconded the motion for approval.

**VOTE**

**11-0**, the motion to recommend approval of Z-49-22-1-2 passes; Members Davenport, DiLeo, Field, Herber, Lewis, Novak, Romero, Sutphen, Virgil, Kenney, and Grossman in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION**

None.