



## Village Planning Committee Meeting Summary Z-27-26-8

<b>Date of VPC Meeting</b>	May 11, 2026
<b>Request From</b>	R-3 AIOD
<b>Request To</b>	A-1 AIOD
<b>Proposal</b>	Warehouse and office
<b>Location</b>	Southwest corner of 14th Street and Hess Avenue
<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**

**Samuel Rogers**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**Thomas Sawyer**, staff, introduced himself, explained that he is with the Community and Economic Development Department, stated that he is the project manager overseeing the Phoenix Sky Harbor Airport land reuse, and provided an overview of the Land Reuse Strategy (LRS) Planning Area. Mr. Sawyer explained the historical context of the area, described the program through which the City acquired properties within the LRS boundaries, and outlined the LRS Taskforce process and its outcomes. Mr. Sawyer described the City's coordination with the Federal Aviation Administration (FAA), including the restrictions that apply to the properties based on airport-related regulations, and concluded by providing an overview of Spark Area 3 within the LRS.

### **APPLICANT PRESENTATION**

**Brian Greathouse**, representing the applicant, described the process to date, presented project renderings, provided background on Valutek, and described the proposed development. Mr. Greathouse displayed the site plan and elevations,

reviewed community outreach efforts, and described the benefits the project would bring to the area.

#### QUESTIONS FROM COMMITTEE

**Committee Member Cyndy Gaughan** stated that she appreciated the shaded bike parking and artwork elements and encouraged artistic bicycle-parking design. **John Heiland**, with the applicant team, stated that they have connected with neighborhood groups regarding the art components.

**Committee Member Elaine Becherer** asked whether the City is attempting to secure zoning prior to selling the property. Mr. Rogers confirmed Committee Member Becherer's question. Committee Member Becherer stated that the proposed use makes sense but noted that the number of stipulations appears extensive.

**Committee Member Ali Nervis** asked about Phase II of the project. **Mr. Heiland** stated that Phase II is an extension of the uses in Phase I.

**Committee Member Ian O'Grady** asked whether any of the parcels have been redeveloped previously and whether any are currently industrial. **Mr. Rogers** stated that this would be the first redevelopment in the LRS area. **Mr. Sawyer** noted that there is some industrial uses nearby. Committee Member O'Grady stated that he is supportive of the use.

**Committee Member Rachel Frazier Johnson** stated that the Committee has heard from many residents in the area, and after seeing the site sit unused for so long, she is pleased to see a local business taking over the property.

**Chair Darlene Martinez** thanked the applicant team for keeping their family business in the area and expressed support for seeing development occur in this location.

#### PUBLIC COMMENTS

None.

#### APPLICANT RESPONSE

None.

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

##### MOTION

**Committee Member Ian O'Grady** made a motion to recommend approval of Z-27-26-8, per the staff recommendation. **Committee Member Rachel Frazier Johnson** seconded the motion.

**VOTE**

**11-0;** Motion to recommend approval of Z-27-26-8, per the staff recommendation., passed, with Committee Members Becherer, Burton, Gaughan, Johnson, Frazier Johnson, Nervis, O'Grady, Uss, Vargas, Burns, and Martinez in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.