

ZONING MEMBERS PRESENT:

Jim Mazzocco, Zoning Examiner
Manny Padilla, Planning & Development Services
Bambi Flores, City Recording Clerk

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1 ZONING EXAMINER: The next case is C9-16-06 Tractor
2 Supply Co.-Valencia Road. Staff report, please.

3 MR. PADILLA: This is a request by Dan White of
4 Physical Resource Engineering on behalf of the property owner,
5 Landmark Title Trust, 18301-T, to rezone approximately 5.3 acres
6 from C-1 and I-1 to C-2 rezoning. The rezoning site is located
7 on the east side of Valley Indian Agency Connect Road which is
8 approximately 400 feet south of Valencia Road.

9 The Preliminary Development Plan proposes a new
10 commercial retail store with an outdoor display of farm
11 equipment, vehicles and other merchandise with associated parking
12 in Phase One of the project, with future retail uses also with
13 outdoor display and parking proposed in Phase Two.

14 The property is currently in split zoning with the
15 majority portion of the C-1 and a smaller southernmost portion
16 zoned I-1. A rezoning to C-2 is required as the C-1 zoning does
17 not allow for outdoor retail land use activity such as display of
18 products for sale.

19 ZONING EXAMINER: Do we have the Applicant here?

20 MR. WHITE: Mr. Mazzocco, Members of Staff, my name is
21 Dan White from Physical Resource Engineering and the project is -

1 ZONING EXAMINER: Well, let me ask this, Mr. White.
2 Do - have you read the report by Staff, Planning & Development
3 Staff?

4 MR. WHITE: Yes, I have.

5 ZONING EXAMINER: Are you in agreement with it?

6 MR. WHITE: I am in agreement with, with several of the
7 items. I, I have a couple of things I'd like to clarify.

8 ZONING EXAMINER: Okay. Go ahead.

9 MR. WHITE: One is related to the height of the
10 building. Height of the building is, is, is described as 30 feet
11 high. Thirty feet is actually the height from the finished floor
12 elevation rather than the natural grade.

13 So the definition of height at least I think from the
14 standpoint of the City is going to be a little bit different. So
15 the height of the building, the height of the shed is probably
16 going to be about a foot higher.

17 ZONING EXAMINER: Okay. So, but it will still conform
18 with the C-2 zoning?

19 MR. WHITE: Absolutely.

20 ZONING EXAMINER: Okay. So you're gonna build it in
21 conformance with the C-2 zoning?

22 MR. WHITE: That's correct.

23 ZONING EXAMINER: The building height. Okay.

24 MR. WHITE: Another question that, that I wanted to

1 present, too, is, is the issue of the improvements along the, the
2 street that runs to the west. What is it - Valley Indian -

3 MR. PADILLA: Valley Indian Agency Connect Road.

4 MR. WHITE: Yeah.

5 MR. PADILLA: Uh-huh.

6 MR. WHITE: And what I was curious about is, is what
7 are the forms that the improvements are going to take, or is this
8 something that I, that I question right now? And, and reason why
9 I question this is that TSC is curious as to whether or not
10 they're, they're going to be responsible for the entire distance
11 from Valencia Road all the way to their property, or whether it
12 would be just from the limits of their, of their property line?

13 MR. PADILLA: Mr. White, the, the rezoning conditions
14 are probably only to the rezoning site, just the boundaries of
15 this property.

16 MR. WHITE: I understand. Okay.

17 MR. PADILLA: Uh-huh. So will that extend beyond to
18 Valencia where the existing development is already on that piece
19 of property? It would be on whatever you develop in the frontage
20 on Indian Agency Connect Road.

21 MR. WHITE: Okay. Because what you're going to wind up
22 with is you're going to wind up with no vertical curve and
23 sidewalk for a certain segment. And then that area next to the
24 bank will not have any building.

1 MR. PADILLA: And that's - those are the requirements
2 of the City standards is that as people get the rezones on their
3 property, they'll try to bring in the site improvements for the
4 streets.

5 MR. WHITE: Uh-huh.

6 MR. PADILLA: And if that new front portion ever gets
7 redeveloped, we'll be looking for the same improvements there.

8 MR. WHITE: Understood. I'll answer any questions that
9 you might have.

10 ZONING EXAMINER: Okay. Just if I look out into the
11 audience, is there anybody here who is in protest of this
12 rezoning? Okay. I see no one. So at this point, you think you
13 understand what the conditions are.

14 And what I'd like to do, is I'd like to close the
15 public hearing. You continue to talk to Staff to find out if you
16 have any other issues, and see if we can resolve those prior to
17 me writing up the report.

18 MR. WHITE: Very good.

19 ZONING EXAMINER: Okay. So I, I would like to know
20 that when this goes to Mayor and Council, when they call you up,
21 that you are saying you approve of the rezoning conditions.

22 MR. WHITE: Understood.

23 ZONING EXAMINER: Okay. Is that okay with you, Staff?

24 MR. PADILLA: Yes.

1 ZONING EXAMINER: Okay. Well, thank you for coming,
2 and I'm closing the public hearing on this case.

3 MR. WHITE: Thank you.

4 ZONING EXAMINER: Within five days, I'll have my
5 preliminary report.

6 MR. WHITE: Very good.

7 ZONING EXAMINER: Okay. Thank you.

8 (Case: C9-16-06 was closed.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

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KATHLEEN R. KRASSOW - Owner
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