



**Village Planning Committee Meeting Summary**  
**Z-23-24-8**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	May 13, 2024
<b>Request From</b>	WU Code T4:3 GW
<b>Request To</b>	PUD
<b>Proposal</b>	Flex-industrial, employment center, and showroom/retail
<b>Location</b>	Northwest corner of 24th Street and Portland Street

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Committee Member Olivas rejoined the meeting, bringing quorum to 15 members.*

*Item No. 5 (GPA-CC-1-24-8) and Item No. 6 (Z-23-24-8) are companion cases and were heard together.*

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted to this point.

**QUESTIONS FROM COMMITTEE**

**Vice Chair Gaughan** asked how the no-right-turn will be enforced. **Ms. Riddell** replied that they will have signage and are looking at options for designing the driveway to no allow right turns.

**Committee Member Dana Johnson** stated that this is a much better use than the previous proposal for multifamily.

**Committee Member Starks** stated appreciation for the outreach that's been done.

**Committee Member Panetta** asked for clarification that the entrance to the property would not be signalized. **Ms. Riddell** replied that it would not be signalized. **Mr. Panetta** stated it might be difficult for trucks to get out at that location.

### PUBLIC COMMENTS

**Nathan Wright** introduced himself as a Deputy Director of the City of Phoenix Community and Economic Development Department and stated support for this proposal, noting that a lot of employers want to be in this area and it's exciting to see some activity at this location.

**Nicole Marquez** introduced herself as a member of the Urban Phoenix Project and spoke in support of the project, stating that this is better than the previous proposal, recommending enhancements regarding the urban heat island effect and bike and open space infrastructure.

### COMMITTEE DISCUSSION

**Mr. Panetta** asked when this item will return for a recommendation. **Ms. Riddell** replied that they would like to return in July.

**Ms. Starks** asked about the proposed uses in the buildings closer to 24th Street. **Ms. Riddell** replied with a description of the uses envisioned for that space.

**Mr. Johnson** stated a concern about having billboards at this location. **Ms. Riddell** stated that they will consider removing that.

**Committee Member Olivas** asked about the tree canopy and the proposed building materials. **Ms. Riddell** replied that they are including standards for building materials in the PUD. **Mr. Grande** stated that shade standards are typically included in the PUD standards.

**Committee Member Sonoskey** asked if the site plan can change after approval. **Ms. Riddell** replied that certain features are defined in the PUD, which can't be changed, but specifics of the site plan can change.

**Committee Member Rachel Frazier Johnson** stated that this is a better use of the space than multifamily residential use.

### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

## Village Planning Committee Meeting Summary Z-23-24-8

<b>Date of VPC Meeting</b>	August 12, 2024
<b>Request From</b>	WU Code T4:3 GW
<b>Request To</b>	PUD
<b>Proposal</b>	Flex-industrial, employment center, and showroom/retail
<b>Location</b>	Northwest corner of 24th Street and Portland Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

**VPC DISCUSSION:**

*Item No. 6 (GPA-CC-1-24-8) and Item No. 7 (Z-23-24-8) are companion cases and were heard together.*

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

**STAFF PRESENTATION**

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

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted.

**QUESTIONS FROM COMMITTEE**

**Committee Member Sonoskey** asked about the difference in acreage between the two cases. **Mr. Grande** explained that it was related to the gross acreage included for the freeway.

**Committee Member Starks** asked about attendance at the neighborhood meetings. **Ms. Riddell** replied that there were two or three people at each meeting and that there were questions but no opposition.

**Committee Member Nervis** asked for clarification on the vehicular access points. **Ms. Riddell** stated that vehicular access will be from 24th Street with emergency access possible on 22nd Street if necessary.

#### PUBLIC COMMENTS

None.

#### MOTION

**Nate Sonoskey** made a motion to recommend approval of Z-23-24-8 per the staff recommendation. **Faith Burton** seconded the motion.

#### VOTE

**10-0**; Motion to recommend approval of Z-23-24-8 per the staff recommendation passed; Committee Members Ban, Burns, Burton, Greenman, Johnson, Nervis, Sonoskey, Starks, Vargas, and Gaughan in favor.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.