



Village Planning Committee Meeting Summary

Z-88-18-8

Date of VPC Meeting	February 11, 2019
Request From	C-1 HP TOD-1 (Neighborhood Retail, Historic Preservation, Interim Transit-Oriented Zoning Overlay District One)
Request To	WU Code T5:2 EG HP (Walkable Urban Code Transect T5:2 District, Transit Eastlake-Garfield Character Area, Historic Preservation)
Proposed Use	Restaurant/Bar
Location	Approximately 120 feet east of the northeast corner of 11th Street and Washington Street
VPC Recommendation	Approved
VPC Vote	13-3 (Frazier Johnson, Olivas, and Starks opposed)

Ms. Elyse DiMartino provided an overview of the request including aerial photographs, zoning maps, General Plan map, site plan, and elevations. She described the site plan which depicted the existing historic building. She noted that the existing brick building would remain due to its historic designation. Additionally, she explained that the applicant was proposing landscaping improvements, a newly striped parking lot and outdoor dining along the south and east side of the building. Finally, Ms. DiMartino described the staff findings to recommend approval and provided an overview of recommended staff stipulations.

Ms. Jennifer Herbert provided an overview of the request. She explained the functions of the business and noted that the meadery would have food, alcohol, and a small retail space. She explained she was excited to grow her business in Phoenix, to be part of the growth of downtown, and to adaptively reuse the historic building along the light rail corridor.

Mr. Calvin Goode asked when the project would be completed. **Ms. Herbert** explained that the rezoning case would go to City Council in April and a Zoning Adjustment application would be filed after for outdoor dining. She further explained that if the applications were approved, they would continue with the development process.

Ms. Janey Starks asked if the applicant would look to the local community for employment. **Ms. Herbert** stated they hope to have a local chef and employees.

Mr. Patrick Panetta stated that he felt the use was appropriate for the site. He expressed concerns about only rezoning one site at a time.

Mr. Dominique Medina asked if the applicant would consider marketing efforts to support biking. **Ms. Herbert** stated yes, they were interested in incorporating biking in their marketing plan. She stated that they have looked at restaurants such as O.H.S.O. as examples.

Ms. Starks asked what the restaurant capacity would be. **Ms. Herbert** stated the capacity would likely be 100-125.

Ms. Eva Olivas expressed concern about the use causing potential traffic and parking issues in the neighborhood. Ms. Olivas asked if the applicants did neighborhood outreach and communicated the request to the community. **Mr. Mark Herbert** explained they sent out notification letters and held a neighborhood meeting where no one from the community attended.

Mr. Sean Sweat stated that the community and committee should not hound developers about having more parking if the site is downtown or near the light rail. He further stated that the light rail investments need to be supported.

Mr. Ray Cabrera stated that the site is just outside of downtown and, therefore, parking should not be a major concern.

MOTION:

Mr. Sean Sweat recommended approval of the request. **Mr. Ray Cabrera III** seconded the motion.

VOTE:

13-3, Motion to recommend approval of the request passed; with Committee Members Frazier Johnson, Olivas, and Starks opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.