



Village Planning Committee Meeting Summary GPA-PV-1-20-2

Date of VPC Meeting	April 5, 2021
Request	To amend the General Plan Land Use Map Designation from Industrial to Mixed Use (Commercial/Commerce Park/Residential 15+ dwelling units per acre)
Location	Southeast corner of Kierland Boulevard and Greenway Parkway

VPC DISCUSSION:

Cases GPA-PV-1-20-2 and Z-63-20-2 were heard concurrently.

The Planning Commission will consider this request on May 6, 2021

Mr. David Simmons, staff, went over the General Plan Amendment request as well as the rezoning case. The character of the area did not develop as originally envisioned back in the 1970's as Industrial, but instead, has developed with high end residential and commercial uses in a highly desirable area of the city. He went over the existing General Plan Land Use Map designations in the surrounding area, the current and proposed zoning designation on the site and surrounding area and tied the staff recommendation to several policy plans such that helped to formulate support for the case at a staff level. He shared several stipulations and asked if the committee had any questions for staff.

Ms. Toby Gerst asked who was authorized to submit the General Plan Amendment request.

Mr. Simmons shared that the owner signed an ownership authorization form as part of the submittal requirements.

Applicants Presentation:

Mr. Nick Wood, with Snell & Wilmer, representing The Related Group, shared an in-depth presentation with the committee. He went over the history of the site, the current and proposed General Plan Land Use Maps designation on the site and the existing and proposed zoning designations on the site. He also shared that the City of Phoenix currently has a housing shortage and this area is highly desirable as it is in a major employment center that is continuing to expand. Mr. Wood shared the parking requirements for the proposal, went over the conceptual site plan and elevations and highlighted the auto court area on the west side of the property. Further, Mr. Wood expanded on the enhanced

development standards being offered as part of the proposal, showing how the project goes above and beyond the underlying zoning designation.

Public Comment:

None

Applicants Response:

None

Committee Discussion:

Mr. Alex Popovic asked if the current zoning was Industrial.

Mr. Wood shared that the current zoning is CP/GCP, but the current General Plan Land Use Map designation is Industrial.

MOTION:

Vice Chair Joe Leshner made a motion to recommend approval of General Plan Amendment Case No. GPA-PV-1-20-2, per the staff recommendation.

Mr. Alan Sparks seconded the motion.

VOTE:

13-0 with committee members Balderrama, Cantor, Cashman, Gerst, Goodhue, Hall, Maggiore, Popovic, Sparks, Ward, Wise, Gubser and Leshner in favor.