



Village Planning Committee Meeting Summary

Z-116-R-81-6

INFORMATION ONLY

Date of VPC Meeting	October 10, 2023
Request From	C-2 PCD (1.58 Acres), C-O PCD (0.47 Acres), R-5 PCD (0.22 Acres), PCD SP (Approved C-2 SP PCD (1.51 Acres), PCD (Approved RH M-R PCD) (9.04 Acres), PCD (Approved C-O M-R SP PCD) (10.45 Acres), PCD SP (0.04 Acres), PCD SP (Approved RH M-R PCD) (1.85 Acres), RH PCD (1.62 Acres), RH M-R PCD (33.15 Acres), and RH M-R SP PCD (0.77 Acres)
Request To	PUD PCD
Proposal	Major Amendment to the Pointe South Mountain PCD for the Arizona Grand Resort PUD to allow a mix of uses including multifamily residential, hotel, restaurants, and ballrooms/conference rooms, and various commercial uses.
Location	Approximately 335 feet south of the southwest corner of the I-10 Freeway and Baseline Road

VPC DISCUSSION:

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

APPLICANT PRESENTATION

Ed Bull, with Burch & Cracchiolo PA, presented the Arizona Grand PUD subject site, history, the rezoning request, the conceptual site plan, the conceptual renderings, and public outreach.

QUESTIONS FROM THE COMMITTEE

Committee Member Marcia Busching asked how the development will compare to other hotel and convention spaces within the Phoenix Metro and stated that she used to go to the resort but had stopped in recent years in part because the lack of signage, easily locatable parking, and shade. **Mike Bedulla**, with the development team, stated that the AZ Grand Resort has 744 rooms and is adding 26,000 square feet of meeting space. Mr. Bedulla explained that the Marriot Desert Ridge has 950 rooms, the Biltmore has 705 rooms, and the Westin Kierland has around 730-740 rooms with each having about the same amount or a bit more meeting space ratio wise per the number of hotel

rooms. **Mr. Bull** added that the site is also near the airport, the Phoenix Convention Center, and downtown Phoenix.

Committee Member Busching asked if there will be any takings as a part of the I-10 expansion. **Mr. Bull** stated that Arizona Department of Transportation (ADOT) is currently considering different alternatives on what to do at I-10 and Baseline Road, stated that his team has reached out to ADOT, and explained that there will not be any takings on the Phoenix portion of property. Committee Member Busching stated that the Tempe portion of the property is designated as multifamily and asked if the Enchiladas restaurant would be removed. Mr. Bull stated that he does not know if Enchiladas will be removed, explained that the client is looking at three different alternatives for the Tempe portion of the site, and explained that the I-10 expansion will impact what the developer is able to do. Committee Member Busching asked about a bike path expansion as a part of the I-10 expansion. Mr. Bull explained that he is not aware of any bike path expansion plans.

Committee Member Brooks spoke about the historic ambiance of the Pointe at South Mountain, stated that a developer told him South Phoenix will become Scottsdale South, asked how this development will impact the South Phoenix area in terms of what is developed in the area, housing costs, jobs, etc., and explained that sustainable features can increase the value of a project. **Mr. Bull** stated that his opinion is that a large investment into a facility that anchors the east end of baseline will be positive in terms of jobs and excitement in the area. Mr. Bull explained that, in terms of sustainability, shading is being provided across the site, and sustainable building and roofing materials will be provided. Committee Member Brooks encouraged the use techniques that will reduce the heat island effect in the parking area. Mr. Bull stated that he is not aware of alternative materials for a parking lot of this size. Committee Member Brooks stated that reflective materials are being used on city streets and encouraged the development team to investigate reflective materials for the parking area.

Committee Member Viera stated that the Street Transportation Department is using cool pavement over asphalt and explained that an alternative option for the parking area is the use of no asphalt because it would be permeable. Committee Member Viera stated that she hopes the development will not plant palm trees because they are not friendly to environment and do not create shade. **Chair Daniels** stated that she hopes palm trees will be use because they look good, stated that many trees have not been maintained in South Mountain, stated that the renderings show that other trees are being provided in addition to palm trees, and explained that there are problems with mesquite trees breaking. **Committee Member Brooks** stated that palm trees look good but do not do much, stated that the environment has changed since the 1930s so the City must change how it does things, and explained that rising heat and water scarcity is even killing saguaros. Chair Daniels stated that she is not saying Phoenix is not in a drought, but nobody had an issues when water parks were built in Glendale and Mesa, and explained that even when native drought tolerant trees have been planted they

have not been supplied with water. **Mr. Bull** explained that palms are a part of the plant palate as an accent tree, but not as a primary tree.

Committee Member Jackson asked if the proposal is considered a luxury hotel and explained that she is excited about bringing the development up to par with Scottsdale and asked what type of “various foods” will be provided. **Mr. Bedulla** stated that it is too early to say what food services will be provided but explained that he has heard customer concerns about the lack of diverse food options near the resort. Committee Member Jackson encouraged the development team to include green infrastructure as a part of the proposal.

Committee Member Muhammed Roque asked if any aspects of the Office of Environmental Programs presentation about the Climate Pollution Reduction Grants Program could be incorporated into this development such as solar panels or gardens. Committee Member Muhammed Roque explained that gardens would be a good opportunity for farm to table restaurants and to invite the community to the site with programs where students can come and learn. **Mr. Bull** explained that solar does not make sense financially and farm to table restaurants have not been discussed. Committee Member Muhammed Roque asked what percentage of the parking areas are proposed to include electric vehicle (EV) charging infrastructure. Mr. Bull stated he does not recall the percent of EV charging parking spaces that will be required and added that some EV parking spaces are currently provided on the site.

Committee Member Marchuk asked about building heights and asked if a parking garage is planned to be provided and asked about the height allowed under the existing Mid-Rise zoning designation. **Mr. Bull** explained that a parking garage is not proposed and stated that the Mid-Rise district allows for heights up to 190 feet and the proposed height is 90 feet. **Mr. Bedulla** explained that 90 feet height entitlements are proposed adjacent to the I-10 in case of future development. Committee Member Marchuk asked if the new hotel would be eight stories. Mr. Bull stated that the hotel will be entitled for eight stories, but it will not likely be that tall.

Committee Member Greathouse asked about the number of hotel rooms that are proposed to be added. **Mr. Bull** stated 256 hotel rooms are proposed to be added. **Committee Member Marchuk** asked if the additional hotel rooms would bring the total number to 744 rooms or if the 256 rooms are in addition to the 744 rooms. Mr. Bull stated that the 256 rooms are in addition to the existing 744 rooms.

Committee Member Marchuk stated that there is a vacant Fry's across the street and asked if there is any indication of what would happen there. **Mr. Bedulla** stated that the owners do not have interest in selling, want to lease the site, want the user to use the existing building, and has heard rumors about a possible Costco at the site.

Committee Member Brooks asked about the project's conference facilities. **Mr. Bedulla** explained that the proposal will add 26,000 square feet of conference and

banquet facilities and stated that the resort will be able to accommodate large business event ranging from 600-1,000 attendees, weddings, and sporting events. Committee Member Brooks asked if the facilities would be able to support 5,000 event attendees. Mr. Bedulla stated that he does not think the resort would be able to accommodate a 5,000-attendee event.

Committee Member Busching recommended that the development team use a soil stabilizer product in the parking area rather than utilizing an asphalt parking surface but stated there should be paved pedestrian circulation in the parking area for women in heels. **Committee Member Muhammed Roque** added that paved pedestrian circulation will be better for strollers as well.

**Village Planning Committee Meeting Summary
Z-116-R-81-6**

Date of VPC Meeting	April 9, 2024
Request From	C-2 PCD (1.58 Acres), C-O PCD (0.47 Acres), R-5 PCD (0.22 Acres), PCD SP (Approved C-2 SP PCD (1.51 Acres), PCD (Approved RH M-R PCD) (9.04 Acres), PCD (Approved C-O M-R SP PCD) (10.45 Acres), PCD SP (0.04 Acres), PCD SP (Approved RH M-R PCD) (1.85 Acres), RH PCD (1.62 Acres), RH M-R PCD (33.15 Acres), and RH M-R SP PCD (0.77 Acres)
Request To Proposal	PUD PCD Major Amendment to the Pointe South Mountain PCD for the Arizona Grand Resort PUD to allow a mix of uses including multifamily residential, hotel, restaurants, and ballrooms/conference rooms, and various commercial uses.
Location	Approximately 335 feet south of the southwest corner of the I-10 Freeway and Baseline Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0-1

VPC DISCUSSION:

Committee Member Darlene Jackson joined the meeting during this item bringing quorum to 11 members (ten needed for a quorum).

Three members of the public registered to speak on this item, one in support and two in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

APPLICANT PRESENTATION

Ed Bull, with Burch & Cracchiolo PA, introduced his team, presented the request, explained that the request aims to simplify the zoning districts, presented conceptual renderings, stated that the project proposes a reduction to maximum heights, presented the proposed open space standards, shade standards, and pedestrian circulation, highlighted the challenges of the existing zoning, explained public outreach efforts, and changes made in response to staff and VPC comments.

PUBLIC COMMENT

Douglas Cole stated that he is in support of the proposal, explained that he is the former chair of Ahwatukee VPC, stated that he lives in the Pointe South Mountain HOA, stated that the PUD is in South Mountain but the development is also a point of pride in Ahwatukee, and emphasized the importance of preserving the Arizona Grand Resort (AGR) for its competitiveness in the Arizona resort market and its attraction of visitors worldwide.

Jasmine Glass expressed concerns about the uncertainty about whether housing or a hotel will be built, advocated for a more concrete plan, stated the need for increased community input, and provided examples of allowed uses that cause concern.

Morningstar Bloom stated that questions from the previous Information Only meeting had not been addressed, stated that the proposal would allow for the possibility of stabilized soil or the provision of a garden, but does not guarantee it, stated concern about the allowed uses, stated that the proposal would be an upzone, stated that the allowed heights are taller than what is currently present on the site, and stated that she hopes the project will change to meet the needs of the community.

APPLICANT RESPONSE

Mr. Bull expressed commitment to developing the AGR into a premier destination, explained that the development team had addressed concerns raised during neighborhood meetings, stated that he would have reached out to the community members who spoke if he had known that they were opposed to the project, stated that he cannot promise there will be a farm to table restaurant, stated that he can guarantee there will be a garden plot available, stated that he cannot promise the Fire and Street Transportation Departments will allow the parking lot to use permeable pavement, stated he does not want to promise things he cannot deliver, and stated that the use list needs to be flexible for the project to be financeable.

QUESTIONS FROM THE COMMITTEE

Committee Member Petra Falcon asked about the job opportunities associated with the project. **Mr. Bull** listed various job roles and the economic benefits of the project. Committee Member Falcon stated that the proposal is a good amenity, but it also needs to offer residents a place in the proposal's growth.

Committee Member George Brooks asked about the resort's proposed hotel room count, stated that he attends conferences with 3,000 participants, stated concerns about employees not living in the area, and asked about the square footage of the garden plot. **Mike Bedulla**, with the development team, explained that there would be 1,000 hotel rooms at full build out, stated that there is not a hotel in the area that has 3,000 rooms, and stated that it would be in the resort's best interest if people lived close. **Mr. Bull** explained that there is a provision in the PUD regarding a garden, stated that the size of the garden will depend on the size of a possible restaurant, explained that the resort had kept staff employed during the pandemic, and spoke about community engagement. Committee Member Brooks stated that there are organizations within South Mountain that could provide locally sourced food.

Committee Member Shelly Smith asked about the parking standards, parking structures, and rental cars. **Mr. Bull** explained that there would only be a few rental cars and stated that a parking structure could be built near I-10 if there is a demand in the future.

Committee Member Greg Brownell spoke about farm-to-table restaurants, the Farm at South Mountain, future development, permeable pavements, and the purpose of the request to clean up the zoning.

Committee Member Emma Viera stated that there is new research on heat-resistant parking surfaces. **Chair Trent Marchuk** asked if the development team would be open to a stipulation requiring permeable pavement in the parking areas. **Mr. Bull** stated that the development team could not accept the stipulation, stated that the proposed additional stipulation is meant for the developments in the Mixed Use Agricultural District, and spoke about the requirements to implement permeable pavement. **Mr. Rogers** stated that mandating permeable pavement as a requirement may cause issues if one of the reviewers on the site planning side determines permeable pavement should not be allowed and stated the VPC could add a stipulation that requires the developer pursue permeable pavement.

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

MOTION

Committee Member Kay Shepard made a motion to recommend approval of Z-116-R-81-6 per the staff recommendation. **Committee Member Tamala Daniels** seconded the motion.

VOTE

10-0-1, motion to recommend approval of Z-116-R-81-6 per the staff recommendation passed with Committee Members Brooks, Brownell, F. Daniels, T. Daniels, Falcon, Jackson, Shepard, Smith, Viera, and Greathouse in favor and Chair Marchuk abstained.

Chair Marchuk explained that he abstained because there was not tie to break.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.