



Village Planning Committee Meeting Summary Z-275-Y-80-6

Date of VPC Meeting	February 25, 2019
Request From	C-1 PCD (2.90 acres)
Request To	C-2 PCD (2.90 acres)
Proposed Use	C-2 Commercial uses
Location	Northwest corner of 32nd Street and Amber Ridge Way
VPC Recommendation	Approval, per staff recommendation
VPC Vote	12 -0; with Elliott, Gasparro, Beauchamp, Hinz, Holt, Meier, Page, Pritchette, Ryan, Schiller, Sharer and Wallin in favor.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cody White provided an overview of the request including zoning maps, aerial photographs, and the General Plan Land Use Map. He displayed the existing approved final site plan for the shopping complex. He noted that the request is consistent with the General Plan Land Use map designation and stated that the existing structures are consistent in scale and character with development in the surrounding area. He stated that the request would permit a more diverse set of land uses on the subject property.

Kathy Sponsel, applicant, provided a brief overview of the purpose of the request, and outlined the owner's desire to attract a higher end restaurant and other retail uses to provide additional occupancy in the commercial center.

Spencer Elliott opened the floor to public comment.

Jan McEwen spoke in opposition to the request, noting that there would be no guarantee of what uses the property would attract, and that the request was only speculative in nature.

A representative from the **Ahwatukee Foothills Montessori** school spoke in opposition, stating that a restaurant or bar might negatively impact the safety of the children who attend the school.

Carolyn Roberts spoke in opposition to the request, noting that the shared driveway between the commercial center and the neighborhood to the south and west is already busy and dangerous, and could not handle additional vehicular traffic.

Kathy Wegner spoke in opposition to the request, noting the speculative nature of the rezone without an identified end-user, and the multitude of more intense uses allowed in the C-2 zoning district.

There were **five** additional comment cards in opposition from those who did not wish to speak.

Spencer Elliott closed the floor to public comment.

James Wallin asked staff if the rezone to C-2 was necessary for a restaurant with alcohol sales. **Cody White** responded that a restaurant can also function in C-1, the current zoning designation, but would require a use permit for the sale of alcohol.

Andrew Gasparro noted that the plan as proposed by the applicant would place the new restaurant use in the former martial arts studio space, and that it was possible to only apply C-2 zoning to that parcel. **Kathy Sponsel**, applicant, responded that C-2 was being requested across both parcels in order to provide tenant flexibility throughout the center.

MOTION

James Wallin made a motion to recommend approval of the request per the staff recommendation. **Michael Hinz** seconded the motion.

VOTE

12 -0; with Elliott, Gasparro, Beauchamp, Hinz, Holt, Meier, Page, Pritchette, Ryan, Schiller, Sharer and Wallin in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.