



Village Planning Committee Meeting Summary

GPA-PV-1-21-2 INFORMATION ONLY

Date of VPC Meeting	April 5, 2021
Request	To amend the General Plan Land Use Map Designation on approximately 2.56 acres located at the southwest corner of Scottsdale Road and Bell Road from Industrial to Mixed Use (Commercial/Commerce Park/Residential 15+ dwelling units per acre)
Location	Southwest corner of Scottsdale Road and Bell Road

VPC DISCUSSION:

Cases GPA-PV-1-21-2 and Z-12-21-2 were heard concurrently.

1 speaker card was submitted in opposition, wishing to speak.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, provided an overview of the request to include background of how the area developed over time, the General Plan Land Use Map designation of GPA request. Mr. Wood elaborated on the high volume of traffic at the intersection of Bell Road and Scottsdale Road and used this as an argument for the proposed height of the building. Mr. Wood also went over conceptual site plans and elevations as well as proposed parking and landscape standards. Further, Mr. Wood shared public outreach efforts conducted to date.

Vice Chair Joe Leshner shared that he thinks the building has a nice design but has a concern with the proposed height. He also thought that this is an awkward location for high end residential adjacent to two major arterials.

Mr. Wood shared that there is nothing more constant than change. He elaborated by sharing that the City of Phoenix is the 5th largest city in the country and will continue to grow up in height as the population grows due to the need for more residential units in the area.

Ms. Toby Gerst asked if the proposed open space is all on the ground level.

Mr. Nick Wood shared that the proposed open space is located on the ground level as well as on the roof deck.

Ms. Jennifer Hall shared that she too has concerns with the proposed height. The building as depicted on the elevations are simply too tall for this area.

Public Comment:

None (no show)

Applicants Response:

None