



## Village Planning Committee Meeting Summary

### Z-TA-2-22-6

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	June 15, 2022
<b>Request</b>	To amend the Historic Canal-Side Restaurant Overlay District to modify standards for alcohol consumption, and permit package liquor and general retail sales
<b>Location</b>	Northeast corner of Central Avenue and Butler Drive

#### **VPC DISCUSSION:**

##### APPLICANT PRESENTATION

**Brian Greathouse**, of Burch & Cracchiolo, introduced himself as representing the applicant. The subject site is located at Central Avenue and Butler Street and was constructed in 1911 as the home of the Phoenix Country Club. The site was annexed into the City of Phoenix with R1-6 zoning and a Use Permit to acknowledge the limited commercial use of the property. The site eventually lost its nonconforming status, and the City of Phoenix creates the Historic Canal-Side Restaurant Overlay District to allow only R1-6 uses and a restaurant use. The applicant, OSHO, is proposing a restaurant and marketplace like their Little O's concept and their OSHO concept in Arcadia. The concept includes dining, a small retail area, and the sales of packaged liquor products. The applicant is requesting the use conditions of the Historic Canal-Side Restaurant Overlay District be revised to accommodate the OSHO concept. The proposed change will allow the following as an accessory to a restaurant use: alcohol sales without the requirement that it be consumed on site, packaged liquor retail sales for beer and wine, and a retail marketplace. The proposed change will remove packaged liquor retail sales from the prohibited use section and allow it as an accessory to a restaurant. He added that the proposal has enjoyed widespread support.

**Brian Roehrich**, owner of OSHO, stated that OSHO opened in 2011 and that the proposal for this site is for a neighborhood restaurant and market that will be popular with families. OSHO has been renovating the site and anticipates having a virtually brand new restaurant by the end of the year.

##### QUESTIONS FROM COMMITTEE

**McBride** stated that the proposal is exciting. She asked if the amendment could allow for it to become a liquor store. **Klimek** responded that liquor sales would only be permitted as an accessory to a restaurant.

**Ford** stated that the Sunnyslope Historical Society has researched the property extensively and would be a good resource for the applicant.

**Veidmark** stated that she supports the proposal and is glad it will not be allowed to become a liquor store.

**Argiro** asked if there has been any opposition. **Greathouse** responded that there has been no opposition.

**Carrell** stated that he is familiar with OSHO in Arcadia which is also on the canal. He asked if there are any lessons learned. **Roehrich** responded that more bicycle parking is needed and that they seeking to orient their restaurant toward the canal and bicyclists.

**Chair Krentz** stated that he supports the proposal.

#### PUBLIC COMMENTS

None.

#### APPLICANT RESPONSE

None.

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

None.