



Village Planning Committee Meeting Summary

Z-237-L-85-2

Date of VPC Meeting	April 2, 2024
Request From	C-1 PCD
Request To	C-2 PCD
Proposal	Wine bar
Location	Southeast corner of Cave Creek Road and Desert Willow Parkway
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

One member of the public registered in support, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed rezoning. Mr. Grande described the location of the request, the surrounding area, and the proposed zoning, in addition to summarizing the staff recommendation and stipulations.

APPLICANT PRESENTATION

Chloe Plaisance, representing the applicant with Gammage and Burnham, PLC, provided a presentation describing the history of the parcel and surrounding context, the purpose of the request, and the public outreach conducted for the case.

QUESTIONS FROM COMMITTEE

Vice Chair Lagrave asked for clarification on the requirement for parking lot shade. **Mr. Grande** replied that the stipulation would take effect if there were redevelopment of the parcel in the future.

Committee Member Nowell asked about the rationale for including the parking lot in the rezoning area, rather than simply the building. **Ms. Plaisance** replied that it allows the proposed C-2 district to connect to the existing C-2 district on the parcel and is impacted by the 0.25 FAR limit in the Tatum Ranch PCD.

Committee Member Kirkilas asked for clarification on the Proposition 207 waiver stipulation. **Mr. Grande** replied with an explanation of the purpose of the waiver form.

Committee Member Kirkilas asked about the proposed zoning boundary and whether it could be limited to simply the one suite, rather than the whole building. **Ms. Plaisance** replied that the boundary was drawn to create a rational connection to the existing C-2 district. **Mr. Grande** added that the proposed boundary has continuity and that staff typically would not recommend rezoning a specific suite, except for Special Permit cases. **Dr. Kirkilas** stated that since the rezoning includes the other suites in the building, another bar could potentially locate there in the future.

Vice Chair Lagrave noted that the other portion of the parcel that is zoned C-2 used to be three separate suites and was later combined into one larger suite.

Chair Bowser asked about the process to confirm the parcel has the required number of parking spaces. **Mr. Grande** replied that City staff reviews and confirms the parking requirements are met when there is a change of use.

Vice Chair Lagrave noted that the other uses on the site have been very successful, and parking could be challenging. **Ms. Plaisance** noted that the site is currently overparked, and there is additional parking on the side of the shopping center.

Committee Member Nowell asked if the zoning could be applied only to the building, rather than the parking lot. **Mr. Grande** replied with the rationale for the proposed zoning boundary, further noting that redevelopment of the parking lot is unlikely, given the development standards.

Vice Chair Lagrave asked for clarification that the parking in the C-2 district is not reserved only for the buildings in the C-2 district. **Mr. Grande** confirmed that it is not.

Committee Member Kirkilas stated that another bar could locate in one of the other suites being rezoned without the property owner going through a rezoning process. **Ms. Plaisance** noted that the property owner is not looking to add any additional bars in the other suites, and any larger establishments are unlikely due to the size of the suites and the building.

PUBLIC COMMENTS

None.

MOTION:

Vice Chair Lagrave made a motion to recommend approval of Z-237-L-85-2, per the staff recommendation. **Rick Nowell** seconded the motion.

VOTE:

8-0; the motion to recommend approval of Z-237-L-85-2, per the staff recommendation, passed with Committee Members Barto, Carlucci, Israel, Kirkilas,

Kollar, Nowell, Lagrave, and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.