



Village Planning Committee Meeting Summary

Z-47-25-1

INFORMATION ONLY

Date of VPC Meeting	August 19, 2025
Request From	PSC (Approved PSCOD)
Request To	PUD
Proposal	Retail and commercial uses
Location	Approximately 210 feet east of northeast corner of 43rd Avenue and Bell Road

VPC DISCUSSION:

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

Nick Wood, representing the applicant with Snell & Wilmer introduced himself. Mr. Wood oriented the committee to the site stating that it was located on the northeast corner of 43rd Avenue and Bell Road. Mr. Wood stated that the site consisted of approximately six acres and is part of a consolidated shopping center. Mr. Wood stated his client often receives calls from apartment developers and that six acres is about the right size for a 300-unit apartment complex; however, the owner wishes to keep the center as commercial while revitalizing the center. Mr. Wood stated that they discussed the option of C-2, which allows a large number of uses. Mr. Wood highlighted the neighboring properties and stated that during their initial neighborhood meeting, twenty-five to thirty people attended and expressed concerns over the potential for apartments and the loss of the shopping center. Mr. Wood stated that the proposed PUD includes a list of prohibited uses and described the uses that are currently on the property. Mr. Wood outlined the General Plan Land Use designation and that the current PSC zoning was approved in 2004 and is an archaic zoning designation. Mr. Wood presented the site data as well as a comparison between the existing and proposed zoning standards stating that the existing setbacks adjacent to the existing residential are being maintained while the setback along Bell Road is increasing. Mr. Wood stated that C-2 would have given them more flexibility with more permissive development standards and would have allowed 14.25 dwelling units per acre. Mr. Wood stated that multifamily is a prohibited use under the PUD and highlighted the prohibited uses.

QUESTIONS FROM THE COMMITTEE

Committee Member James Sutphen asked if they would be installing electric vehicle infrastructure per the Phoenix code. **Mr. Wood** stated that the code does not require

installation of electric vehicle infrastructure and that a number of his clients do so anyway but has not been discussed. **Chair Gregory Freeman** stated that the proposed zone change was to allow for the clean-up of the site as opposed to its redevelopment. Mr. Wood stated that was the case.

Committee Member Ricardo Romero asked what led up to the proposed PUD zoning. **Mr. Wood** stated the outdated PSC zoning includes certain restrictions and that the owner is looking at what can happen in the future and wants the flexibility that is built into the PUD. Committee Member Romero asked about the ownership of the two adjacent buildings. Mr. Wood stated that the only properties that are part of the rezone effort are within the boundary and that the adjacent buildings are not affected. **Vice Chair Braden Lopez-Biggs** asked if the larger complex was under one owner or several. Mr. Wood stated they were separate owners. **Committee Member Gerrald Adams** asked if there was a shared parking agreement and if that would be maintained. **Mr. Wood** stated there was an agreement and that it would be maintained.

Committee Member Ozzie Virgil asked about a property line configuration. **Mr. Wood** stated that it was adjacent to a patio area.

Chair Freeman asked when they anticipate coming back to the committee. **Mr. Wood** stated they anticipated being back in one to two months. Chair Freeman referred to the neighborhood outreach already completed and asked if they had been in conversations with the various tenants regarding this rezone. Mr. Wood stated that was left up to the owner as they have the various relationships.



Village Planning Committee Meeting Summary Z-47-25-1

Date of VPC Meeting	October 21, 2025
Request From	PSC (Approved PSCOD)
Request To	PUD
Proposal	Retail and commercial uses
Location	Approximately 210 feet east of northeast corner of 43rd Avenue and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the land use, zoning, and General Plan information on the site and surrounding area. Mr. Kuhfuss presented a slide explaining the perimeter setbacks and building height limitations. Mr. Kuhfuss presented an overview of the permitted and prohibited uses, and stated that while there was no written opposition, staff had received a phone call early on expressing concerns over the possibility of marijuana facilities being located on the site. Mr. Kuhfuss stated there were a number of city plans, overlays, and initiatives that had been addressed in the body of the narrative report and explained the recommended stipulations of approval. Mr. Kuhfuss provided staff's findings and recommendation for approval.

APPLICANT PRESENTATION

Nick Wood, representing the applicant with Snell & Wilmer, LLP, presented an overview of the site and the surrounding area. Mr. Wood provided an overview of the permitted and prohibited outlined under the PUD, and that no Special Permit uses would be allowed, further stating that the list had been tailored to address neighbor's concerns. Mr. Wood stated that a future restaurant was being discussed for the westernmost portion of the site. Mr. Wood provided an overview of the proposed development standards and stated they were in agreement with the stipulations of approval.

Vice Chair Braden Lopez-Biggs asked for clarification on the location of the future restaurant and how that might affect parking. **Mr. Wood** reiterated that it would be located in the westernmost portion of the site and that the overall site was currently overparked allowing for the additional parking demand. **Chair Gregory Freeman** asked if the proposed restaurant would be a coffee kiosk. Mr. Wood stated that might be the case. Vice Chair Lopez-Biggs asked if it could potentially be a Dutch Bros. Mr. Wood stated that it was a possibility; however, Dutch Bros. have their own traffic issues that would need to be addressed in order to not negatively affect the other tenants in the center. **Committee Member Ricardo Romero** asked if the restaurant would be a quick service restaurant. Mr. Wood stated that would be the case. Committee Member Romero asked about the timing of any redevelopment efforts. Mr. Wood stated there were no immediate plans for redevelopment. Chair Freeman stated that his recollection was there would be no more than 25% lot coverage. Mr. Wood stated that was correct. Vice Chair Lopez-Biggs asked about the 2,000 square foot provision as it pertains to Stipulations No. 2, 3 and 4. **Mr. Kuhfuss** stated that if there was 2,000 square feet or more of cumulative alterations on the site, additional right-of-way and improvements would be required. Mr. Wood confirmed that was the case. Chair Freeman stated that the 2,000 square foot threshold would not include interior tenant improvements.

PUBLIC COMMENT

Lee Piester stated that he has been a resident for 87 years and that he and his wife owned and operated the Hobby Bench that is located within the site for 35 years. Mr. Piester stated that as a tenant he knew nothing about the proposed rezone until he saw the sign posted on the site. Mr. Piester stated that he was initially concerned over the potential for residential on the site but gained a comfort level upon learning that residential would be prohibited by the PUD. Mr. Piester stated that he wanted further explanation on the potential or redevelopment of the site.

APPLICANT RESPONSE

Mr. Wood reiterated that there would be no residential on the site. **Committee Member Romero** asked about the timing of redevelopment of the site. Mr. Wood stated there were no immediate plans for redevelopment of the site.

MOTION:

Committee Ozzie Virgil motioned to recommend approval of Z-47-25-1, per the staff recommendation. **Vice Chair Braden Lopez-Biggs** seconded the motion.

VOTE:

9-0, motion to recommend approval of Z-47-25-1, per the staff recommendation, passes with Committee Members Herber, Hoffman, Hoover, Romero, Sutphen, Thomas, Virgil, Lopez-Biggs, and Freeman in favor, and none opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION

None