



Village Planning Committee Meeting Summary

Z-34-20-3

INFORMATION ONLY

Date of VPC Meeting	July 20, 2022
Request From	C-3
Request To	PUD
Location	Northeast corner of Cave Creek Road and Shangri La Road alignment

VPC DISCUSSION:

STAFF PRESENTATION

Klimek, staff, provided a short overview of the intent of PUDs, the process, and the purpose of the Informational Only Hearing.

APPLICANT PRESENTATION

Chris Colyer, of Snell and Wilmer, introduced himself as the representative for Pioneer Landscape Centers. The subject site was operating as a landscape center since between circa 2011 when it was operating as Grand Materials. Grand Materials was then purchased by Pioneer Landscape Centers in 2017 and the site continued operating as before. In 2020, an anonymous complaint was filed with the City of Phoenix alleging the use was not permitted under the C-3 zoning and would instead require A-1 zoning. The proposed PUD would allow the longstanding and non-controversial business to continue operating on the site but adding the specific uses required to the list of C-3 uses, by removing the most controversial uses permitted by C-3, and by committing to physical improvements to the site. As proposed, the PUD would: relocate all landscape material storage to the rear of the property where it will be screened behind a decorative block wall and would enhance the streetscape of Cave Creek Road with robust landscaping and comfortable sidewalks. He informed the committee that all notifications for the Information Only Hearing were sent in both English and Spanish languages. He thanked the committee for their time and asked for any questions.

QUESTIONS FROM COMMITTEE

Chair Krentz asked if the streetscape and sidewalk improvements will be made per city standards such as sidewalk detachments. **Colyer** responded that all streetscape

improvements will meet or exceed city standards. **Chair Krentz** stated that the proposed will be a significant improvement and a good use for the area.

Ford stated that the proposed will be a significant improvement for the area.

Argiro asked for background on what caused the violation. **Colyer** responded that the city received an anonymous complaint regarding the use.

Chair Krentz asked staff regarding the next steps. **Klimek** responded that the applicant will compile a "Hearing Draft" that will then be submitted to staff, a staff report will be written, and the request will return to the Village Planning Committee for a recommendation.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION.

None.