



## Village Planning Committee Meeting Summary

**Z-37-20-1**

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	August 13, 2020
<b>Request From</b>	S-1
<b>Request To</b>	PUD
<b>Location</b>	Northwest corner the Interstate 17 and Loop 303 Freeways

#### **VPC DISCUSSION:**

*Cases GPA-NG-1-20-1 and Z-37-20-1 were heard concurrently.*

**Mr. Joshua Bednarek** provided a brief introduction to the property, project overview and then introduced Mark Edelman and Carolyn Oberholtzer as representatives from the State Land Department and noted that staff from the City of Phoenix from Water Services and Street Transportation would be available this evening to answer any specific questions. Mr. Bednarek provided an overview of the site's location between Carefree Highway, I-17, Highway 303, and Dead Man's Wash which includes approximately 3,500 acres.

**Mr. Mark Edelman.** He provided a brief summary of what State Trust Land is, that it is not public land, how many acres they manage, and that State Trust land provides revenues for Arizona's K-12 public schools and twelve other institutional beneficiaries.

**Ms. Carolyn Oberholtzer** stated that State Lands do rely on partnerships with municipal agencies to manage their land. She then explained that the zoning bank concept is the favored entitlement tool used with lands that have unique development potentials as these properties exhibit. She further stated that the PUD process lends itself well as the entitlement tool for the zoning bank concept within the City of Phoenix.

**Mr. Joshua Bednarek** then explained the General Plan Amendment and PUD process and how this will help the areas' standing vision as an employment hub. These applications will also better position the property for sale by the State Land Department. Rezoning the property will maximize investments and will set up the property for private investment. He then explained the existing conditions of the site, surrounding major roadways, Dead Man's Wash, and the proposed roadway improvements needed on the site.

He then explained the existing General Plan Map Designation for the site as a mixture of uses. The proposed designation would move the site to a commercial and commerce park designation to reinforce the area as an employment hub. The rezoning application will change the zoning designation of the site from S-1 to PUD which will focus the properties future development to commercial and mixed uses and technical park and campus.

He then talked about the concept plan that showed a potential sequencing for the area outlined by the major roadways and how major chunks of land could be developed within the site bounded by major and collector streets extending to surrounding highways. He concluded his remarks by outlining the future meeting schedule for the project.

### **Discussion:**

**Ms. Julie Read** asked if anyone was present at the virtual meeting.

**Ms. Carolyn Oberholtzer** stated that we had 29 attendees including staff and consultants with approximately 12 residents in attendance.

**Ms. Julie Read** asked if anyone at the neighborhood meeting had comments or questions.

**Mr. Joshua Bednarek** stated that the primary comments were how is infrastructure going to be paid for and developed and traffic concerns particularly on Carefree Highway. As shared with that group, the City will require adequate infrastructure improvements and traffic analysis before approving development.

**Ms. Shannon Simon** asked if there was a potential property client or business we are targeting.

**Mr. Joshua Bednarek** stated what we don't have anyone specific that we can mention right now, but we are making a strategic effort for this property's next step.

**Ms. Shannon Simon** asked if they can break down the concept plan into smaller parcels if there is not a particular business in mind.

**Mr. Joshua Bednarek** stated that due to the wash and major roadways, the proposed land use, from a planning standpoint, would call for commercial and commerce park uses and these uses makes sense for the larger property.

**Ms. Carolyn Oberholtzer** stated that Joshus's thoughts reflect the thoughts from the State Trust Department as well and shared that in the last five years or so, State Trust Land has entitled properties that are several thousand acres as well. Smaller development areas will come forward later, but this is a logical zoning step.

**Ms. Michele Ricart** asked if design standards for the land use type and core standards would be coming back to the Village as well as design guidelines for each sub-area.

**Mr. Joshua Bednarek** stated that this is the first iteration. The following PUD refinements will include standards from the North Black Canyon Plan Overlay District

with standards for signage and commercial development and integration with washes and managing around the preserve. The next PUD version will include these guidelines.

**Ms. Michele Ricart** asked that the North Black Canyon Plan Overlay District won't be extended.

**Mr. Joshua Bednarek** said that is correct. But as part of the PUD, we can ask that these standards and guidelines be added to the text for the entire area.

**Ms. Michele Ricart** asked if the Village Commission can request that each sub area come back to the Village for review.

**Mr. Joshua Bednarek** said that we can talk about which triggers for review from the Commission would be.

**Ms. Michele Ricart** asked if there are any standards forth coming for the Core.

**Mr. Joshua Bednarek** said that this area is not part of the mixed-use vision for the Village Core which is located on the other side of I-17.

**Ms. Julie Read** asked if the Commissioners could be sent some examples of other Tech Parks so that they might have something to reference to.

**Mr. Joshua Bednarek** stated that we can certainly put together some examples of how this area might look and feel. The WL Gore site might be the most relevant for this project.

**Mr. Jason Stokes** asked what Mr. Eric Froberg's evaluation of the Carefree Highway looked like.

**Mr. Eric Froberg** stated that what was specifically asked during the neighborhood meeting as what could the impacts to Carefree Highway potentially be. He shared that it would depend on the uses and amount of traffic which would be analyzed in a traffic impact study. He also noted that Carefree Highway is an ADot facility so they would be reviewing it. Carefree Highway has the right-of-way for a six-lane roadway, but this is a long-horizon look.

**Ms. Julie Read** stated the Carefree Highway has had wash out issues in years past and stated that improvements would be needed as development occurs in this area.

**Mr. Joshua Bednarek** stated that the City will address that concern.

**Ms. Michele Ricart** asked if all applicable school boards will be involved.

**Mr. Joshua Bednarek** stated that the Deer Valley School Board will be part of that conversation.