



Village Planning Committee Meeting Summary

PHO-1-23--Z-56-19-2

Date of VPC Meeting	April 13, 2023
Date of Planning Hearing Officer Hearing	April 19, 2023
Request	<ol style="list-style-type: none"> 1) Review and approval by the Planning Hearing Officer for site plan and elevations per Stipulation No. 1. 2) Deletion of Stipulation No. 1.e regarding incorporation of natural drainage features.
Location	Southeast corner of the 29th Avenue alignment and Dove Valley Road
VPC Recommendation	Approval
VPC Vote	4-0

VPC DISCUSSION:

Staff Presentation:

Adrian Zambrano, staff, provided information regarding the location of the site, the entitled zoning, and the request. Mr. Zambrano provided background on area plans and overlays the site is located in. Mr. Zambrano then shared the approved stipulations of the entitled zoning, the stipulations associated with the request, and the proposed site plan and elevations.

Applicant Presentation:

Wendy Riddell, representative with Berry Riddell LLC, introduced herself and provided an overview of the proposal. Ms. Riddell stated that the request is to show the proposed site plan and elevations per Stipulation No. 1 and to delete Stipulation No. 1.e. regarding the incorporation of natural drainage features. Ms. Riddell shared the site plan and elevations of the retail shop buildings and noted that the applicant will be coming back to show the site plans and elevations of the commercial pad buildings once the users are known. Ms. Riddell stated that there is a small wash that runs through the site, which makes it very difficult and inefficient to put a site plan together. Ms. Riddell stated that the applicant is proposing to underground the wash. Ms. Riddell noted that Skunk Creek Wash is the only wash mentioned in the North Gateway Village Core Plan and that the North Black Canyon Overlay District does not mention regulation of the subject wash due to the 100-year storm flow of the wash. Ms. Riddell acknowledged

that the intent of Stipulation No. 1.e. was to add unique value to the area and shared that a mural is proposed on Shop A to ensure the community gets an aesthetic feature, to be visible from Dove Valley Road.

Questions from the Committee:

Michelle Ricart asked if 29th Avenue would be affected with the foreclosure of Legacy Sports Arena. **Ms. Riddell** responded that it would not be an issue. Ms. Riddell stated that they are working on figuring out who will be completing the Bronco Butte connection, since part of it has been put in place and part of it has not. Ms. Riddell clarified that it is unrelated to this request.

Shannon Simon asked if the applicant could share the users of the commercial center. **Ms. Riddell** responded that she could share the names of the users going in across 29th Avenue and provided those users' names.

Chair Julie Read asked if Pad C is a coffee shop. **Angie Grendahl**, Director of Development with Thompson Thrift Development, responded that they are not currently in contract with a coffee shop user.

Jennifer Krieger stated she has a concern regarding the mural facing Dove Valley Road, suggesting people would stop to get out of their cars and take a picture. Ms. Krieger suggested locating the mural inside the shopping area, so it is safer. **Ms. Riddell** responded that they would be open to that discussion. **Ms. Grendahl** stated they would, as long as it does not encumber usage of the outdoor patio areas. Ms. Grendahl stated that the idea behind it was making it a pedestrian activity area since the multi-use trail is located along Dove Valley Road.

Ms. Simon stated that she like the idea of the mural and that she appreciates the multi-use trail.

Chair Read stated that she likes the idea of the mural facing Dove Valley Road. Chair Read stated that the North Gateway Village does not have a brand and recommended architecture that signifies being in the North Gateway Village. Chair Read appreciated the mural being a start to brand the North Gateway Village and stated that the City's vision is that North Gateway Village is the gateway to Phoenix when traveling south into Phoenix. Chair Read shared that Knoxville and Nashville have unique murals in their downtown areas and recommended something similar for the proposed project. Chair Read suggested that local artists in the community be used for the mural or to involve artists from the schools in the area so there is some sort of community involvement in the murals. Chair Read stated that the backsides of the buildings facing the hotel should be activated or architecturally decorated so they are not littered and are more pleasant to look at.

Public Comments:

None.

Applicant Response to Public Comment:

None.

Discussion:

None.

MOTION – PHO-1-23--Z-56-19-2: Ms. Ricart motioned to recommend approval of PHO-1-23--Z-56-19-2. Ms. Simon seconded the motion.

VOTE – PHO-1-23--Z-56-19-2:

4-0; motion to recommend approval of PHO-1-23--Z-56-19-2 passes with Committee members Krieger, Simon, Ricart and Read in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.