



## Village Planning Committee Meeting Summary

### Z-167-24-4

<b>Date of VPC Meeting</b>	July 7, 2025
<b>Request From</b>	C-1 TOD-1
<b>Request To</b>	C-2 TOD-1
<b>Proposal</b>	Bar/Restaurant
<b>Location</b>	Approximately 95 feet east of the northeast corner of 2nd Avenue and Osborn Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

#### **VPC DISCUSSION:**

*Two members of the public registered to speak on this item, in support.*

#### **STAFF PRESENTATION:**

**John Roanhorse**, staff, provided an introduction and overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning districts, and the surrounding uses. Mr. Roanhorse displayed maps, the proposed site plan and conceptual information to show the details of the proposed development and the location within the Interim Transit-Oriented Zoning Overlay District One and the Midtown Transit Oriented Development Policy Plan area. Mr. Roanhorse presented the project details noting the proposed restaurant/bar development and the adjacent residential character, parking, traffic flow and proposed landscape and pedestrian routes. Mr. Roanhorse discussed the review process, the report analysis, findings, and stipulations.

#### **APPLICANT PRESENTATION:**

**Lauren Proper Potter**, with Huellmantel & Associates, introduced herself and stated that she was appearing on behalf of the project team and emphasized that her presentation would focus on a specific portion of the site proposed for rezoning. Ms. Proper Potter stated the intended use is primarily a restaurant and to obtain a liquor license to include a bar. Ms. Proper Potter stated C-1 zoning does not permit bars and the C-2 designation is necessary to ensure compliance with the city code. Ms. Proper Potter stated that the rezoning request is limited in scope and intended to incorporate an adaptive reuse of two 1950 era buildings that, while not designated historic, possess midcentury architectural character and potential. Ms. Proper Potter displayed photos showing current views from Osborn Road and the interior of the site, which highlight

existing conditions and the potential for revitalization. Ms. Proper Potter stated the design includes open space to serve as a community amenity and noted that the proposal has received strong support from the surrounding neighborhood and there was no known opposition. Ms. Proper Potter stated that they are not seeking WU (Walkable Urban) Code zoning designation, and the project will reflect the spirit of that form-based code. Ms. Proper Potter noted that because the development is adaptive reuse, the WU Code's requirements for new construction are not applicable and the proposal incorporates key elements such as expanded landscaping, native shade trees, low water use features, and green water efficiency tools. Ms. Proper Potter stated the site is composed of three separate parcels that will function as a single lot and the rezoning will unify development across all three since the building on the corner is already zoned C-2. Ms. Proper Potter stated that without the rezoning, the adaptive reuse project cannot proceed, as the remaining C-1 parcel does not support the proposed restaurant use with a liquor license. Ms. Proper Potter noted that there was input from Committee Member Rodriguez, who suggested additional bicycle parking along Osborn Road. Ms. Proper Potter stated the site plan originally included some bicycle parking near the parking lot entrance but in response to the suggestion, they added three additional bicycle parking spaces in an accessible location to better support multimodal transportation. Ms. Proper Potter stated the constructive feedback was beneficial and they are pleased to make the modification, which supports broader city goals for Osborn Road improvements. Ms. Proper Potter concluded her comments and stated that the request is uniquely tailored and aims to revitalize an underused site through thoughtful, adaptive reuse.

#### QUESTIONS FROM THE COMMITTEE:

**Committee Member Perez** asked if the parking for the project meets the requirements and commented that the proposal is very promising, noting that such adaptive reuse projects are rare. **Ms. Proper Potter** responded that the parking design was developed in coordination with zoning requirements. Ms. Proper Potter stated the majority of the parking is located on the northern portion of the site, and the proposal includes the removal of two existing driveways as part of the redesign.

**Committee Member Procaccini** asked if the driveway configuration would accommodate one-way or two-way traffic and asked whether the access width would allow safe two-way movement. **Ms. Proper Potter** responded that the driveway layout was designed with proximity to the intersection at 2nd Avenue. Ms. Proper Potter stated the site design encourages a natural flow of traffic, with vehicles entering from one side and exiting from another and noted the suggestion and agreed to consider adding directional arrows to enhance clarity and safety.

**Committee Member Procaccini** commented that one of the site pictures includes an existing sign by the building's front elevation and asked whether the signs would be retained. **Ms. Proper Potter** responded that the goal is to preserve the existing signage wherever possible and incorporate it into the adaptive reuse design. Ms. Proper Potter

noted that the current condition of the signs and structure would ultimately determine feasibility.

**Committee Member Picos** asked if trees would be planted in the rear of the building in the parking lot. **Ms. Proper Potter** responded that with the current design, there are no trees in the rear area due to limited space and narrow setbacks and noted that if the committee desired tree placement, the development team would explore whether it could be accommodated.

#### PUBLIC COMMENTS:

**Grace Duval**, a resident of the 3rd Avenue Home Condominium Complex near the proposed site, stated support for the project. Ms. Duval said that she had lived in the area for three years and when she moved in, the site was occupied by an old unappealing shop and when it closed, she looked forward to new development but noted that the site had remained vacant. Ms. Duval stated that each time she saw a new realtor sign or paper posted on the building, she hoped it meant something would finally happen and expressed excitement that a project was now moving forward. Ms. Duval stated that she has no reservations about the proposal and as a nearby resident, the project reflects features she values, including walkability, light rail access, additional plantings, and sidewalk improvements. Ms. Duval stated the importance of wider sidewalks and shaded areas, especially for pedestrian safety and comfort and as a woman who often walks alone at night to the light rail, she stated the improved pedestrian conditions would be a welcomed benefit. Ms. Duval noted that summer heat makes walking difficult due to the lack of shade along the route to Central Avenue. Ms. Duval concluded by stating that the proposal appears well thought out and would be a valuable improvement to the community.

**Cole Cribari**, a nearby resident, stated support for the rezoning request. Mr. Cribari stated that he has lived in the area since 2019 and noted that he and his neighbors would be most impacted by the proposal. Mr. Cribari said the property has been vacant since 2020 and described it as a long-standing eyesore. Mr. Cribari expressed enthusiasm about the potential for revitalization, particularly the proposal's inclusion of an expanded sidewalk. Mr. Cribari stated that residents often cut through the parking lot rather than walking along the current narrow sidewalk and that added shade, and extended sidewalks would greatly improve pedestrian access and comfort. Mr. Cribari stated he welcomed the prospect of having a nearby place to gather, eat, and socialize, noting that the area currently lacks such amenities.

#### APPLICANT RESPONSE:

**Ms. Proper Potter** thanked the committee and members of the public and stated there were no additional comments.

### COMMITTEE DISCUSSION:

**Acting Chair Wagner** thanked members of the committee and public for their comments and closed the floor to public discussion and asked the committee to begin its formal discussion and consider a motion.

**Committee Member Perez** stated the proposal was thoughtful and noted the importance of neighborhood outreach. Committee Member Perez asked what the expected hours of operation would be for the proposed business, noting that it appeared to be a unique and potentially active social venue. **Ms. Proper Potter** responded that the current plan is for the establishment to open around 10:00 a.m., allowing for lunch and brunch service on weekends and closing time would likely be around 2:00 a.m., though that may be scaled back on weeknights depending on activity levels. Ms. Proper Potter stated that Friday and Saturday nights would retain the later closing times noting that the goal is to create a safe, neighborhood-friendly environment and mentioned that her client's other locations, such as the one on Scottsdale Road. Ms. Proper Potter noted this location would operate in a less intense and more community-focused way. Ms. Proper Potter noted that live entertainment is being considered for the outdoor patio space and would be limited to acoustic performances and would be addressed through future permitting processes. Ms. Proper Potter noted that the applicant is committed to being a good neighbor and expects to comply with standard noise stipulations, as required by the city.

**Committee Member Kleinman** asked about the placement of the potential performance area within the development and if there was a stage, and where it would be located, and how sound would be managed. **Ms. Proper Potter** responded that any live performance area would be well-contained within the central patio space and the building design itself would help mitigate noise, as the stage would be positioned in front of a solid block structure that acts as a natural buffer. Ms. Proper Potter stated that the larger adjacent building and its layout would provide additional sound containment, helping to reduce noise impacts on surrounding properties and additional buffering would also be provided between the patio and parking areas.

**Committee Member Rodriguez** stated support for the proposal and apologized that this process for the applicant with the City of Phoenix took so long.

### MOTION

**Committee Member Kleinman** made a motion to recommend approval of Z-167-24-4 per the staff recommendation. **Committee Member Warnicke** seconded the motion.

**VOTE**

**10-0;** motion to recommend approval of Z-167-24-4 per the staff recommendation passes with Committee Members Doescher, Garcia, George, Kleinman, Perez, Picos, Procaccini, Rodriguez, Wagner and Warnicke in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATIONS:**

None.