



## Village Planning Committee Meeting Summary Z-17-19-5

<b>Date of VPC Meeting</b>	May 28, 2019
<b>Request From</b>	C-2, R-5 (4.57 acres)
<b>Request To</b>	C-2 (4.57 acres)
<b>Proposed Use</b>	Outpatient surgical center
<b>Location</b>	Northeast corner of 19th Avenue and Maryland Avenue
<b>VPC Recommendation</b>	Approval with modifications and an additional stipulation
<b>VPC Vote</b>	11-0, motion passes unanimously with McCabe, Shore, Becker, Farina, Fitzgerald, Jones, Keyser, Krietor, LeBlanc, Solorio and Williams in favor.

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Cody White, Staff**, provided a background presentation for the item.

**Benjamin Graff, Quarles & Brady**, provided the applicant presentation for the item, requesting that Stipulation No. 1 be modified to exclude a pedestrian connection from Maryland Avenue, and the deletion of Stipulation No. 3 requiring a 30-foot setback for parking areas along 19th Avenue.

**Charles Jones** inquired as to the reasoning of the requested stipulation modifications. **Ben Graff** responded that the site was operating with space constrictions, and that the overall product meets the intent of the remainder of the stipulations and would positively impact the community.

**Pamela Fitzgerald** stated that she supported the changes and liked the proposal.

**Gary LeBlanc** asked if the only entrance to the facility was along 19<sup>th</sup> Avenue. **Ben Graff** responded that there were two entrances, one closer to 19<sup>th</sup> and one closer to Maryland avenue.

**Joel McCabe, Chair**, opened the floor to public comment.

**Shannon McBride** provided public comment in support of the request, noting that the project will bring many improvements to the area and that the applicants have agreed to contribute to the 19 North community effort.

**Joel McCabe, Chair**, closed the floor to public comment.

**Jak Keyser** stated that he was in support of deleting the stipulation requiring a 30-foot setback for parking along 19<sup>th</sup> Avenue, however, he felt that there should be increased landscaping provided to better screen parking areas in that location.

**Christian Solorio** stated that he did not agree with the applicant's requested stipulation modifications, noting that the 19<sup>th</sup> Avenue corridor is intended to be a walkable urban environment, and that the staff recommended stipulations will help to achieve this.

**David Krietor** echoed **Christian Solorio's** comments, noting that the stipulations should remain as recommended by staff.

### **MOTION**

**Gary LeBlanc** moved to recommend approval of the request, modifying Stipulation No. 1 to remove a required pedestrian connection from Maryland Avenue, deleting Stipulation No. 3 requiring a 30-foot setback for parking areas along 19th Avenue, and adding an additional stipulation requiring mature landscaping to screen parking areas along 19<sup>th</sup> Avenue. **Pamela Fitzgerald** seconded the motion.

### **VOTE**

11-0, motion passes unanimously with McCabe, Shore, Becker, Farina, Fitzgerald, Jones, Keyser, Krietor, LeBlanc, Solorio and Williams in favor.

### **STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

1. A pedestrian path, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided on the property from 19th Avenue ~~and Maryland Avenue~~ to a building entrance, as approved by the Planning and Development Department.
2. A minimum of 50% of all on-site pedestrian paths shall be shaded by a structure or common landscape element as approved by the Planning and Development Department.
- ~~3. All parking areas shall be set back a minimum of 30 feet from the 19th Avenue property line, or located behind a building, as approved by the Planning and Development Department.~~
3. THE DEVELOPER SHALL PROVIDE LANDSCAPING ALONG PARKING AREAS FRONTING 19TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPING SHALL FULLY SCREEN THE PARKING AREA FROM VIEW AT MATURITY.
4. A minimum of 75% of the sidewalk along 19th Avenue and Maryland Avenue shall be shaded at tree maturity per the requirements of Section 1304.F.1 in the

Zoning Ordinance, as approved by the Planning and Development Department.

5. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. A minimum of 5 inverted-U bicycle racks for guests or employees shall be provided on-site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall dedicate right-of-way and reconstruct the bus stop pad on northbound 19th Avenue north of Maryland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standard Detail P1260. The bus stop pad shall be spaced from the intersection of 19th Avenue and Maryland Avenue as per City of Phoenix Standard Detail P1258.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Comments:

None.