



## Village Planning Committee Meeting Summary Z-190-H-84-7

**Date of Meeting:** September 11, 2019  
**Request From:** PCD (Approved C-2 PCD) (2.61 acres)  
**Request To:** C-2 HGT/WVR SP PCD (2.61 acres)  
**Proposed Use:** Major Amendment to the Amberlea PCD to allow a Special Permit for a self-storage facility, a height waiver to allow 3 stories and 40 feet, and all underlying C-2 uses  
**Location:** Southwest corner of 83rd Avenue and Palm Lane  
**VPC Recommendation:** Approval, per the staff recommendation  
**VPC Vote:** 11-1

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

**Mr. David Simmons**, Planning and Development staff member, provided an overview of the case details to include the background, issues and analysis of the site. He displayed an aerial map, zoning map, General Plan designation map, proposed site plan, setback exhibit, landscape plan and elevations. Mr. Simmons also touched on the proposed projects features including an enhanced landscape setback on the west side of the site. Mr. Simmons provided an overview of the recommended stipulations for the case and explained why they are important.

**Mr. Brian Greathouse, with Burch and Cracchiolo**, representing the applicant, went over the specifics of the project to include surrounding entitled heights and the height transitions in the surrounding area. He went over the two multifamily developments approved on the sites to the north and to the west. He explained, in detail, the specifics of the storage project proposal including unit count, the loading dock area, the height of the end caps and main structure, architectural embellishments, and the size and location of the exterior roll up doors. He also went through staff's stipulations and explained how the site design falls in line with these requirements including the enhanced landscape on the west providing additional buffer to the multifamily project approved on the site to the west and the pedestrian pathway connecting the bus stop as well as detached, tree lined sidewalks that will create a more comfortable pedestrian environment for the community.

**Mr. Christopher Demarest** asked if this would be a 24-hour a day operation and asked if there will be manned security on site.

**Mr. Brock Danielson**, the developer for the self-storage facility, stated that there will not be security guards employed on the site, but there will be security cameras, walls and security gates incorporated into the design.

**Mr. Ken DuBose** asked the applicant how tall the walls are.

**Mr. Greathouse** stated that the perimeter walls are 6 feet high.

**Mr. DuBose** asked how many people showed up to the neighborhood meeting.

**Mr. Greathouse** shared that one person showed up expressing support of the project.

**Ms. Viri Hernandez** asked the applicant how they notified the neighbors.

**Mr. Greathouse** explained that they followed the City's notification requirements.

**Ms. Hernandez** stated that she has concerns about the contradictory design of this project specifically in regard to the security features and the pedestrian friendly aspects of the project. She shared concerns about new projects keeping people out rather than creating a sense of place.

**Mr. Greathouse** stated that these concerns were more of a social problem.

**Mr. Demarest** stated that the proposals that come in front of the committee are private developments and these property owners are entitled to protect their businesses through the use of security features.

**Mr. Joe Barba** inquired about the tree lined sidewalk stipulation and expressed interest in the percent of shading of the bus stop.

**Mr. Greathouse** talked about the intent of the stipulations and stated that there will be shade at the bus stop.

**Mr. Jeff Armor** expressed concerns about traffic congestion in the area as well as school traffic.

**Mr. David Simmons** shared that the Streets Transportation Department did not require a traffic study for this proposal as self-storage is a low traffic generator.

**Mr. Greathouse** shared that they are conducting a traffic count at the intersection and may make modification when they are able to review the results.

**Mr. Armor** shared concerns about child safety walking to and from school and asked if landscape setbacks are going to be incorporated into the multifamily street frontages like the self-storage project proposed.

**Mr. Simmons** stated that staff is unable to stipulate to the multifamily developments to the north and to the west because the sites are already entitled for multifamily and do not need to go through a rezoning request.

**Vice Chair Evelyn Shapiro** asked about block watches and asked if there will be safeguards in place for child safety.

**Mr. Greathouse** stated that the intersections will have striped crosswalks.

**Vice Chair Shapiro** stated that the school board should have a say in the design aspects of the project.

**Public Comment:**

**Mr. Michael Linares** asked the applicant when they met with the community because he did not get notified and lives within the required notification distance. He also shared that he has concerns about the view from his backyard as his lot abuts the western property boundary of the site.

**Mr. Brian Greathouse** reviewed the mailing list and located Mr. Linares address on the list. He does not know why he did not receive the mailing as it was sent out.

**Mr. Christopher Demarest** asked Mr. Linares if he has concerns about noise.

**Mr. Linares** shared that he did have concerns about noise because he was under the impression that there would be an open lot between his back yard and the storage use. He was unaware of the multifamily development being built between his home and the storage facility. He no longer has concerns.

**Chairman Gene Derie** iterated that the committee is only voting on the storage facility rezoning request, not the multifamily projects to the north or to the west of the site.

**Mr. Jeff Armor** stated that he simply wants to ensure the citizen's concerns are addressed.

**MOTION:**

**Committee Member Mike Weber** made a motion to recommend approval subject to staff's stipulations.

**Committee Member Alvin Battle** seconded the motion.

**VOTE: 11-1**

**Yes:** Motion passed, with Committee Members Derie, Shapiro, Armor, Barba, Battle, Demarest, Dubose, Garcia, O'Toole, Valenzuela and Weber in favor.

**No:** Committee Member Viri Hernandez not in favor.

## **STIPULATIONS**

1. The maximum building height shall not exceed three stories and 40 feet.
2. The building elevations shall be in general conformance with the elevations date stamped July 3, 2019, as approved by the Planning and Development Department.
3. 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 from the office entry connecting to the bus pad to the east, as approved by the Planning and Development Department.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum five-foot-wide continuous landscaped strip area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2-feet providing 75% live cover, as approved by the Planning and Development Department.
5. A minimum 15-foot landscape setback shall be required along the west property line and shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and seventy-five percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
6. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. Modification of medians will require Street Transportation Department approval, following completion of a traffic engineering analysis and an update to the Amberlea Master Street Plan. In the event that the Palm Lane medians are not approved to be modified to allow access to the site, both ingress and egress will be provided at the 83rd Avenue driveway, as approved by the Streets Transportation Department.
8. Dedicate right-of-way and reconstruct the bus stop pad along southbound 83rd Avenue south of Palm Lane. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 83rd Avenue and Palm Lane as per City of Phoenix Standard Detail P1258.
9. 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 REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no comments.