



Village Planning Committee Meeting Summary Z-22-20-7

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| Date of VPC Meeting | August 3, 2020 |
| Request From | C-3 (General Commercial District) (pending C-3 DNS / WVR) |
| Request To | C-3 DNS / WVR HP (General Commercial District, Density, Waiver, Historic Preservation Overlay) |
| Proposed Use | Multifamily Residential, Historic Preservation Overlay |
| Location | Approximately 250 feet east of the southeast corner of Grand Avenue and Encanto Boulevard |
| VPC Recommendation | Approve per staff recommendation |
| VPC Vote | 11-0 ; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention. |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public indicated a desire to speak in support or opposition to this item per the emergency policy.

Z-22-20-7: Presentation, discussion and possible recommendation regarding a request to rezone 1.74 acres located approximately 250 feet east of the southeast corner of Grand Avenue and Encanto Boulevard **from** C-3 (General Commercial District) (pending C-3, DNS / WVR) **to** C-3 DNS / WVR HP (General Commercial District, Density, Waiver, Historic Preservation Overlay) preserve the historic structures.

STAFF / APPLICANT PRESENTATION:

Kevin Weight, of the City of Phoenix Historic Preservation Office, provided an overview on the request to place a historic preservation overlay on the Arrow Motel / Rainbow Motel site discussed in the previous case. The owner requested HP zoning in March in conjunction with their request for additional density. The historic structures were built circa 1937. For a property to be eligible for the Historic Preservation Overlay, it must meet one of the following criteria:

1. Significance
 - a. Associated with events or patterns of events significant in Phoenix history
 - b. Associated with persons significant in Phoenix history
 - c. Represents a type, period or method of construction; represents the work of a master; or has high artistic values
 - d. Has yielded or has the potential to yield information about Phoenix history or prehistory
2. Age (at least 50 years old or exceptionally significant)
3. Integrity (location, setting, design, materials, workmanship, feeling, association)

The subject property is eligible under Criterion A for its association with Tourism in Phoenix during the Mid-20th Century and is a rare surviving example of the property type and that there is only one motel listed on the Phoenix Register. Further, the site has good integrity with few modifications since the 1950s; while the additional units will impact the integrity of the site, the impact is not significant because it is located near the rear of the property.

QUESTIONS FROM THE COMMITTEE:

G.G. George asked about the other Tourist Court listed on the Phoenix Register? **Kevin Weight** responded that it is Keens Rest near 17th Avenue and Sherman Street.

MOTION:

Motion

G.G. George motioned to approve the request per the staff recommendation and **Matthew Jewett** seconded.

Vote

11-0; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention.

VPC RECOMMENDED STIPULATIONS & STAFF COMMENTS

None.