



## Village Planning Committee Meeting Summary

### Z-26-21-4

<b>Date of VPC Meeting</b>	August 3, 2021
<b>Request From</b>	R-3 (Multifamily Residence District)
<b>Request To</b>	R-4 (Multifamily Residence District)
<b>Proposed Use</b>	Multifamily residential development
<b>Location</b>	Approximately 270 feet south of the southwest corner of 17th Street and Glenrosa Avenue
<b>VPC Recommendation</b>	Approval with a modification
<b>VPC Vote</b>	14-0

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

**Sofia Mastikhina**, staff, provided an overview of the request, including the location, current and surrounding zoning, and General Plan Land Use Map designation. The proposed site plan depicts a surface parking adjacent to 17th Street and a two-story multifamily residential building on the western half of the site. She explained that the site was designed to be compatible with the property to the north, which is being developed by the same owners. To ensure privacy for individual units, the parking lot aligns with the single-story building on the property to the north, and the two-story building aligns with a similar two-story building to the north. She then presented the staff recommendation for approval, along with the recommended staff stipulations. She noted that staff is recommending a modification to Stipulation No. 11 to clarify the applicability of undergrounding of overhead utilities, as there is an overhead utility pole on the rear (west) property line that does not serve the development and will not be impacted during the construction process. This pole will not be required to be undergrounded.

**Ashley Marsh**, representative with Gammage & Burnham, presented the proposal, explaining that the site has been vacant for nearly two decades and the property owner is planning to develop it and help create a vibrant community in the area. She provided background information on the property to the north, which is being developed by the same property owner, and was approved for a rezoning by the committee just two years prior. She presented photos of the construction progress to show the quality of the development and adherence to the plans that were presented to the committee. She then presented the proposed site plan and elevations, noting the proposed improvements to the streetscape and landscaping, and enhanced architecture that is compatible in scale and character to the surrounding area. She also stated that they

received two letters in support of the project during their community outreach efforts, which were included in the Citizen Participation Report provided to staff.

**Chair Jay Swart** thanked the applicant for working so closely with staff to bring yet another premium project into the city.

**MOTION:**

**Barry Paceley** stated that this is an excellent project that will be a great addition to the community and made a motion to approve this case per the staff recommendation and associated modification. **Marc Scher** seconded the motion.

**VOTE:**

**14-0**; Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bair, Garcia, Grace, McKee, Miller, Paceley, Scher, Sharaby, and Tribken in favor.

**VPC RECOMMENDATION & STIPULATIONS:**

1. The development shall be in general conformance with the site plan and elevations date stamped May 5, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. There shall be a minimum 5-foot-wide detached sidewalk along 17th Street with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb that shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
3. Minimum 2-inch caliper trees, planted 20 feet on center or in equivalent groupings, shall be provided along the western, northern and southern perimeter property lines, as approved or modified by the Planning and Development Department.
4. All required landscape areas and setbacks shall have minimum 75 percent live groundcover in the form of shrubs, grasses, or groundcover plants.
5. All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area as approved by Planning and Development Department.
6. Minimum 50 percent shade and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants) shall be provided in all open space areas.
7. Bicycle parking spaces at a minimum rate of 0.25 spaces per residential unit shall be provided through Inverted U and/or artistic racks (in adherence to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests located near entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
11. The developer shall underground ALL NEW OR RELOCATED existing overhead utility lines THAT ARE adjacent to the parcel AND AFFECTED BY THE DEVELOPMENT.
12. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
14. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
15. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
16. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
18. 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.