



Village Planning Committee Meeting Summary Z-SP-8-19-7

Date of VPC Meeting	October 15, 2019
Planning Commission Date	November 7, 2019
Request	A request to rezone approximately 3.61 acres located approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road from S-1 (Ranch or Farm Residence) and C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-storage facility and all underlying C-2 uses.
Location	Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road
VPC Recommendation	Approval, subject to stipulations
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDATION:

Mr. Joel Carrasco, staff, provided an overview presentation covering the location of the request, prior zoning history, staff analysis, findings and recommendations for the request. The committee had no questions for staff.

Mr. Brennan Ray, applicant representative, presented additional detail regarding the applicants community outreach, photos of the existing context, a more detailed and colored conceptual landscape plan, and the applicants intention to pursue a variance for the required perimeter wall. Mr. Ray continued to share more details regarding the intended hours of operation, design details of the multi-use trail, and support of staff stipulation and recommendation for approval.

Committee members requested clarification on the following:

- Will the wall be eliminated?
- Concerns with what the residents to the west will be looking at.

Mr. Ray clarified that the variance request to remove the wall would be to allow the perimeter buildings in some instances to function as the wall, and that the building will provide greater details and articulation than the perimeter wall would be able to.

MOTION

Committee member Mark Cardenas motioned, with a second from **Committee member Dafra Joel Sanou**, to approve the request as recommended by staff.

VOTE

6-0, motion passed, with Committee Members Kahland, Ademolu, Sanou, Cardenas, Barquin and Danzeisen in favor.

VPC RECOMMENDATION & STIPULATIONS:

1. The maximum building height shall not exceed one-story and 18 feet.
2. All parking, loading, outdoor storage areas, and roll-up doors shall be screened from view of the residential development by an eight-foot high wall or building structure as described below and as approved by the Planning and Development Department.
 - a. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
 - b. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs.
3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the west property line, as approved by the Planning and Development Department.
4. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided 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.
5. A minimum 25-foot landscape setback shall be provided along the west and north property lines and include shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees a minimum of 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
6. All sidewalks adjacent to 51st Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted 25 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
7. The developer shall maintain the existing multi-use trail easement (MUTE) along the west side of 51st Avenue and construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The MUT shall be shaded to a minimum of 50 percent by large canopy shade trees, as approved by the Planning and Development Department.
8. A minimum 25-foot landscape setback shall be required along the east property line and

shall include shade trees 20 feet on center or in equivalent groupings with 50 percent of the trees a minimum 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.

9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks and multi-use trail, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. Access control for the proposed driveways to 51st Avenue will require review and approval by the Street Transportation Department during site development review. Driveway locations that do not align with the existing median opening may be restricted to prohibit certain turning movements, as indicated by the Street Transportation Department.
12. 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.