



## Village Planning Committee Meeting Summary

**Z-2-19-4**

REVISED 7/30/2019

<b>Date of VPC Meeting</b>	June 4, 2019
<b>Request From</b>	C-2 (1.43 acres) P-1 (0.30 acres)
<b>Request To</b>	C-2 HGT/WVR DNC/WVR
<b>Proposed Use</b>	Allow multifamily residential to the R-4 standards
<b>Location</b>	Northeast corner of 12th Street and Highland Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation with a modification
<b>VPC Vote</b>	13-0

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*1 card was submitted in opposition, wishing to speak.*

**Ms. Maja Brkovic** provided an overview of the request noting the projects location, surrounding uses, surrounding zoning, general plan designation, staff findings and recommendation.

**Ms. Hayleigh Crawford** asked what percentage of open space would be shaded. **Ms. Brkovic** noted that she did not have the specific information but that the architect would be able to provide further information.

**Ms. Dawn Augusta** asked if on site water retention would be located in the site. **Ms. Brkovic** indicated that on site water retention would be required as part of the development.

**Mr. Barry Paceley** noted that it was apparent that staff took a lot of time working on the project and making sure that it is a good development.

**Mr. Kristjan Sigurdsson**, representing the applicant, Clayton, provided an overview of the request and the proposed project. He noted that the project started earlier in the year but was held up because the P-1 property needed to be included but could not be until the alley was abandoned. He noted this as because P-1 properties cannot be used by multifamily zoning. He provided an overview of the design and the open space area. He indicated that approximately 6.5 percent of the open space area would be shaded.

**Mr. Bill Tonnesen**, resident in the area, noting opposition of the case made the following comments:

- Stated that the project needed to have exemplary landscaping and include date palm trees.
- Noted that the project would help his property value.

**Mr. Marc Scher** noted that palm trees should also be located along Palm Lane.

**Motion:**

**Mr. Barry Paceley** made a motion to approve Z-2-19-4 per staff stipulations.

**Mr. Greg Abbott** seconded the motion.

**Mr. Marc Scher** proposed a friendly amendment to approve per staff stipulations with a modification to Stipulation No. 8 to state that date palm trees shall be planted in between the shade trees:

**Stipulation No. 8:** The sidewalks along Highland Avenue, Elm Street and 12th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 3-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. DATE Palm trees ~~may~~ SHALL be planted between the shade trees within the detached landscape strip along 12th STREET and HIGHLAND AVENUE and may be planted along ~~Highland Avenue, Elm Street and 12th Street.~~

**Mr. Barry Paceley** accepted the friendly amendment.

**Discussion:**

**Mr. Crawford** indicated that that the amount of shaded open space was less than .05% and that 10% shade in the parking lot was not enough. She also indicated the importance of recycling. She indicated that the percentage was not appropriate and that she would be asking for more shade in the future.

**Mr. Daneil Sharaby** noted the importance of the palm trees was that they represented the character of the area.

**Roll Call:**

**Yes:** Jay Swart, William Fischbach, Greg Abbott, Dawn Augusta, Hayleigh Crawford, Kathryn Langmade, Lee Miller, Ashley Nye, Barry Paceley, Christina Eichelkraut, Marc Scher, Daniel Sharaby and Ryan Trauscht.

**No:** None

**Vote:** 13-0

Motion approved.

## **REVISED STIPULATIONS:**

1. The development shall utilize the R-4 development standards.
2. The maximum building height shall be limited to 36 feet.
3. A minimum 80-foot building setback shall be provided along the eastern property line adjacent to the single-family zoning district.
4. A minimum 8-foot landscape shall be provided along the eastern property line adjacent to single-family zoning and shall be planted with minimum 3-inch caliper trees to provide screening, as approved by Planning and Development Department.
5. The building 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. The development shall include the following elements on the western frontage side along 12th Street, as approved by the Planning and Development Department:
  - a. There shall be decorative view fencing along the open space area that is consistent with the balcony railings as depicted on the elevations and renderings date stamped May 1, 2019 and May 22, 2019.
  - b. A minimum of 40% of the perimeter wall shall be decorative breeze block.
  - c. All individual units shall contain balconies that are a minimum of 8 feet in depth and a minimum of 12 feet in width.
7. A minimum of 400 square feet of the centralized open space area shall be shaded at a minimum of 75% as measured on the summer solstice at noon, and as approved by the Planning and Development Department.
8. The sidewalks along Highland Avenue, Elm Street and 12th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 3-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. DATE Palm trees ~~may~~ SHALL be planted between the shade trees within the detached landscape strip along 12th STREET and HIGHLAND AVENUE and may be planted along ~~Highland Avenue, Elm Street and 12th Street.~~
9. Any off street surface parking adjacent to 12th Street must be located behind a building, as approved by Planning and Development.
10. A minimum of 10% of the interior surface parking lot area shall be shaded with landscaping, as measured on the summer solstice at noon, and as approved by the Planning and Development Department.

11. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
12. A 20-foot-wide radius right-of-way shall be provided at the northeast intersection of 12th Street and Highland Avenue.
13. 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.
14. The developer shall dedicate right-of-way and construct a bus pad along northbound 12th Street, north of Highland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standards Detail P1260 with a minimum depth of 10 feet, as approved by the Public Transit Department.
15. 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.
16. 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.