



Village Planning Committee Meeting Summary
Z-39-24-2

Date of VPC Meeting	May 6, 2024
Request From	C-2
Request To	C-2 HGT/WVR
Proposal	Commercial use with a height waiver
Location	Northwest corner of 34th Street and Phelps Road
VPC Recommendation	Continuance to July 1, 2024
VPC Vote	11-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Item No. 3 (Z-39-24-2) and Item No. 4 (Z-SP-1-24-2) are companion cases and were heard together.

Staff Presentation:

None.

Applicant Presentation:

None.

Questions from the Committee:

None.

Public Comments:

None.

Applicant Response:

None.

Committee Discussion:

None.

MOTION – Z-39-24-2:

Daniel Mazza motioned to continue Z-39-24-2 to the July 1, 2024 Paradise Valley Village Planning Committee meeting. **Anna Sepic** seconded the motion.

VOTE – Z-39-24-2:

11-0; motion to continue Z-39-24-2 to the July 1, 2024 Paradise Valley Village Planning Committee meeting passes with Committee members Balderrama, Bowman, Bustamante, Cashman, DeMoss, Goodhue, Gubser, Knapp, Sepic, Soronson, and Popovic in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.



Village Planning Committee Meeting Summary
Z-39-24-2

Date of VPC Meeting	July 1, 2024
Request From	C-2
Request To	C-2 HGT/WVR
Proposal	Commercial use with a height waiver
Location	Northwest corner of 34th Street and Phelps Road
VPC Recommendation	N/A
VPC Vote	N/A

VPC DISCUSSION:

None. Meeting was cancelled.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None. Meeting was cancelled.

Village Planning Committee Meeting Summary Z-39-24-2

Date of VPC Meeting	August 5, 2024
Request From	C-2
Request To	C-2 HGT/WVR
Proposal	Commercial use with a height waiver
Location	Northwest corner of 34th Street and Phelps Road
VPC Recommendation	Approval, per the staff recommendation (Addendum A), with an additional stipulation
VPC Vote	15-0

VPC DISCUSSION:

Item No. 3 (Z-39-24-2) and Item No. 4 (Z-SP-1-24-2) are companion cases and were heard together.

Diane Peterson joined and left the meeting during this item, leaving the quorum at 15 members.

Three members of the public registered to speak on this item, two in favor and one neutral.

Staff Presentation:

Chase Hales, staff, provided an overview of rezoning companion cases Z-39-24-2 and Z-SP-1-24-2, including the location, request, surrounding land uses and zoning, and the General Plan Land Use Map designation. Mr. Hales then described the proposal, discussing the proposed site plan, landscape plan, and elevations. Mr. Hales noted that this request supports the goals and policies of several adopted plans, policies and initiatives, as noted in the staff report. Mr. Hales stated that staff received 49 letters of opposition and seven letters of support and summarized the concerns. Mr. Hales concluded by sharing the staff findings, recommendation of approval and the recommended stipulations.

Applicant Presentation:

Taylor Earl, representative with Earl & Curley, P.C., introduced himself and the development team and provided an overview of the commercial center. Mr. Earl

provided history of the subject site. Mr. Earl summarized improvements that have been made to the commercial center and leases of tenants in the commercial center, noting that this proposal is an integral part of the redevelopment of the commercial center. Mr. Earl then discussed challenges with developing the subject site. Mr. Earl shared an excerpt from a support letter sent by the Saint John Alliance Citizen Patrol, noting that they had been asked to patrol the subject site many times in the past and that the proposal would help with this issue. Mr. Earl noted existing and approved residential nearby that the self-storage facility would support. Mr. Earl added that the proposal supports the goals of the North 32nd Street Policy Plan. Mr. Earl stated that the existing mature landscaping on the site will be preserved and act as a buffer to the building. Mr. Earl displayed a rendering of the proposal, noting the existing trees. Mr. Earl noted that the breezeway connecting to the commercial center to the west will be preserved. Mr. Earl stated that all loading will occur within an enclosed drive-through space of the building. Mr. Earl then discussed security measures that the facility would have. Mr. Earl noted that the self-storage facility is a quiet and non-intensive use compared to other uses permitted in the C-2 zoning district. Mr. Earl added that the building elevations maintain privacy by incorporating faux windows. Mr. Earl stated that there is an increased demand for self-storage facilities with more housing units being built all around and housing units becoming smaller in size. Mr. Earl noted that the City of Scottsdale removed their conditional use permit requirement for internal self-storage facilities. Mr. Earl shared the building elevations, noting changes made with community input. Mr. Earl then shared an excerpt from another support letter that was sent.

Questions from the Committee:

Marc Soronson asked how the self-storage facility would correspond with the improvements to the commercial center and how it would address the crime issue. **Mr. Earl** responded that some improvements, such as roofing, lighting, and signage improvements, are already occurring. Mr. Earl added that there would be landscaping and paint improvements as well. Mr. Earl stated that there would be a security office added either somewhere in the commercial center or on the subject site for improved security. **Mr. Soronson** asked what the timeline is for the project. **Mr. Earl** responded that they are ready to move forward right away and have been in conversations with an operator, but do not have one confirmed yet.

Jennifer Hall asked if the security office would be 24-hour surveillance. **Mr. Earl** responded that it would not be 24 hours, but it would make for a stronger security presence.

Public Comments:

Gloria Pinkerton introduced herself as the leader of the Belcanto Block Watch, in support of the project. Ms. Pinkerton stated that keeping businesses in the area helps to keep crime away and the businesses should be supported. Ms. Pinkerton stated that the area needs some nicer restaurants, and the community is excited for changes that are coming. Ms. Pinkerton stated that many members of her community are in favor of this proposal.

Jeff Malkoon introduced himself as a business owner within the Paradise Valley Village in support of the project. Mr. Malkoon stated that commercial centers laid out like this one seem to be an older style that no longer gets built anymore. Mr. Malkoon stated that another commercial center similarly had the parking lot cut off from the commercial center that an employee was shot in, noting the improvement this proposal would have for the commercial center.

Colleen Miller introduced herself as the block watch captain for the neighborhood to the south of the subject site. Ms. Miller stated that she takes a neutral stance on the proposal because she wants to represent all the neighbors of her community. Ms. Miller stated that the property owner of the commercial center has met with the neighbors several times and has listened to their concerns by making improvements. Ms. Miller expressed confidence in the property owner's commitments to this proposal.

Applicant Response:

None.

Committee Discussion:

Shawn Hoffman stated that he would like to hear more about the breezeway.

Eric Cashman expressed support for the proposal, noting the improvement that it would make to the commercial center. Mr. Cashman added that supplying more storage units would help to bring prices of them down.

Amber Knapp expressed support for the proposal, noting that the proposed land use is appropriate for this space in the commercial center. Ms. Knapp asked about the proposed parking spaces. **Mr. Taylor** responded that part of the parking lot already exists, so it is essentially taking up some of those existing spaces. **Ms. Knapp** asked if the excess parking spaces would serve the other businesses in the commercial center. **Mr. Taylor** responded that they could, but it is also a function of how the site plan is laid out.

Robert Gubser commended the applicant for taking a few months to work with the community and address their concerns. Mr. Gubser expressed support for the proposal.

Chair Alex Popovic asked Mr. Earl to address the question about the breezeway and security. **Mr. Earl** responded that the breezeway is already existing, and they are preserving it. Mr. Earl added that the security patrol for the subject site would be the same for the entire commercial center. Mr. Earl stated that lighting is something they could also look into, and they could look into pointing security cameras towards the breezeway.

Ms. Hall echoed Mr. Gubser's comments. Ms. Hall asked for clarification on the building height. **Mr. Earl** responded that the proposed building height is 36 feet, and 38 feet was for flexibility after going through engineering. **Ms. Hall** expressed support for the proposal and stated that she would like a stipulation added for faux windows along the south side of the building.

Vice Chair Anita Mortensen recommended modifying Stipulation No. 3 to modify the maximum building height from 38 feet to 36 feet.

Chair Popovic recommended leaving the maximum building height up to the City.

MOTION – Z-39-24-2:

Ms. Hall motioned to recommend approval of Z-39-24-2, per the staff recommendation (Addendum A), with an additional stipulation. **Mr. Cashman** seconded the motion.

VOTE – Z-39-24-2:

15-0; motion to recommend approval of Z-39-24-2 per the staff recommendation (Addendum A) with an additional stipulation passes with Committee members Balderrama, Cashman, DeMoss, Gubser, Hall, Hoffman, Knapp, Mazza, Schmidt, Soronson, Sparks, Ward, Wise, Mortensen, and Popovic in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

VPC RECOMMENDED STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped ~~April 16~~ **AUGUST 2, 2024**, as modified by the following stipulations, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped ~~March 29~~ **AUGUST 2, 2024**, as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 38 feet.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. All bicycle parking spaces and pedestrian pathways on site shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

7. A minimum of four bicycle parking spaces shall be provided. Bicycle parking shall be provided through Inverted U and/or artistic racks located near the entrance of the office, or in a secured location inside the building, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 15% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
10. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
11. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged mature trees to remain on site, as approved or modified by the Planning and Development Department.
12. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all onsite and offsite landscape irrigation.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
16. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.

17. All streets within and adjacent to the development shall be constructed 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.
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.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
20. **WINDOWS FOR THE SOUTH BUILDING ELEVATION SHALL BE LIMITED TO FAUX WINDOWS.**