



**Village Planning Committee Meeting Summary  
Z-48-19-8**

<b>Date of VPC Meeting</b>	November 12, 2019
<b>Request From</b>	IND. PK.
<b>Request To</b>	C-2
<b>Proposed Use</b>	Auto Parts Retail and Intermediate Commercial Uses
<b>Location</b>	Northwest corner of 25th Street and Southern Avenue
<b>VPC Recommendation</b>	Approval per staff recommendation with an additional stipulation and comment
<b>VPC Vote</b>	8-4-0 Motion passes; with members, Coleman, Brownell, Castello, Christopherson, Glueck, Kutnick, Shepard, and Smith in favor; members Holmerud, Larios, Tunning, and Brooks dissenting.

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*No speaker cards from the public were received, however, several members of the development team indicated they would like to speak.*

**Mr. Nick Klimek** provided an overview of the request including the location and the nature of the proposed change in terms of consistency with policy guidance, compatibility with the surrounding area, and the adherence of the site plan to the requirements of the zoning ordinance. The request is for several parcels of land, however, only a site plan for the east one-third has been submitted, depicting an O'Reilly Auto Parts; stipulations will apply to the full site.

Due to the adjacency to the Industrial Park to the north which requires a 25-foot perimeter buffer, he explained that the rezoning request is shifted 25 feet south from the north property line to absorb a required perimeter setback onto the subject to avoid creating a non-conformity on the remaining Industrial Park sites.

The staff recommendation is to approve the request subject to stipulations related to: detached sidewalks, enhanced landscape setbacks, architectural enhancements, private pedestrian circulation, the preservation and enhancement of a character monument sign, archaeology, and aviation.

The applicant completed the required notifications and public meetings; staff had received no correspondence from the public regarding support or opposition to the case.

**Discussion** regarding how standard notification requirements are not sufficient for the South Mountain Village as they fail to adequately engage the community. The committee indicated that applicants should go door-to-door, engage renters in addition to owners, and work with service providers to connect with a broad array of stakeholders who are traditionally missed in standard notifications.

**Discussion** regarding the 25-foot north setback, the future of the west two-thirds of the site, and concerns with the proximity to a nearby AutoZone and how the project will contribute to the health and economic prosperity of the area.

**Ms. Cassandra Ayres** of Beus Gilbert LLP, representing the applicant, provided an overview of the request and how it aligns with the Phoenix General Plan.

**Mr. Dennis Newcombe**, of Beus Gilbert LLC, representing the applicant, explained that public engagement efforts produced a public meeting with two neighborhood representatives who were supportive or indifferent to the request. He explained that he went door-to-door in the neighborhood, including to the Circle-K and the AutoZone to discuss the project. In summary, the neighborhood is generally supportive of seeing the site developed as a productive use. On the topic of the north 25 feet, it is a technical issue and will have no impact on what is constructed on the site.

**Discussion** regarding the west two-thirds of the site, whether roof materials will be white and reflective, and how the project will contribute to community health and economic prosperity.

**Mr. Newcombe**, explained that the O'Reilly development will support the development on the western parcel and that the stipulations will apply to the full rezoning area.

**Mr. Scott Johnson**, of O'Reilly Auto Parts, indicated that in addition to extensive energy management systems, many of the stores include white and reflective membrane roof materials. Regarding the process for determining the location for future store locations, virtually all auto part stores use the same metrics which tend to prioritize the similar locations; however, this pattern of co-location can produce synergies that benefit the customer.

**Mr. Edgar Solorid**, of O'Reilly Auto Parts, explained that the number of jobs at the store will depend on what the community needs. The business tries to hire locally and serve the community it is located within.

**Discussion** regarding how the project will produce the three community benefits as identified in the Phoenix General Plan including health, prosperity, and environment. The applicant agreed to address directly in their presentation to the Planning Commission how the project will address the three community benefits.

**Ms. Shepard** stated the intent of the request and the role of the committee is to determine whether C-2 is a more appropriate zoning classification at this location than Industrial Park. She stated that in her perspective, the proposed zoning is appropriate.

*Mr. Kotake departed the meeting at 8:00 pm reducing the quorum to 12 members.*

### **MOTION**

**Ms. Shepard** made a motion to approve the request per the staff recommendation with an additional stipulation to require a white or reflective roof material to mitigate the heat island effects and a note that the applicant shall address in their presentation to the Planning Commission how the proposal addresses the three community benefits identified in the Phoenix General Plan. **Mr. Coleman** seconded the motion.

### **DISCUSSION**

**Mr. Larios** stated that the abundance of industrial land in South Phoenix has produced well-documented negative health impacts and that this project has not fully engaged the underserved and invisible populations including the unsheltered, renters, and other underrepresented groups.

**Ms. Christopherson** called for the question.

### **VOTE:**

**8-4-0** Motion passes; with members, Coleman, Brownell, Castello, Christopherson, Glueck, Kutnick, Shepard, and Smith in favor; members Holmerud, Larios, Tunning, and Brooks dissenting.

### **VPC RECOMMENDED STIPULATIONS**

1. All elevations of all buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The developer shall preserve and enhance the existing industrial park monument sign with a minimum 700 square foot landscaped area with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department.

3. A minimum 25-foot landscape setback shall be required adjacent to Southern Avenue and 25th Street and planted with large canopy shade trees. Fifty percent of the trees shall be minimum three-inch caliper and 50 percent shall be minimum four-inch caliper. Trees shall be placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. The public sidewalk shall be detached from Southern Avenue by a minimum eight-foot-wide landscape area and from 25th Street by a minimum five-foot-wide landscape area located between the sidewalk and back of curb; the landscape areas shall be planted to the following standards, as approved by the Planning and Development Department:
  - a. Minimum three-inch caliper large canopy, single-trunk shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent.
  - b. Drought tolerant shrubs and vegetative cover with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
  - c. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. The developer shall provide accessible pedestrian pathways as described below and as approved by the Planning and Development Department:
  - a. Pathways shall connect the front entrances of all buildings developed on the site.
  - b. For sites with frontage on two public streets, a pathway shall be provided to both public streets.
  - c. Exclusive of drive aisle and parking area crossings, pathways shall be shaded to a minimum 50 percent by shade trees at plant maturity. For pathways adjacent to buildings, architectural shade may comprise a maximum of 50 percent.
  - d. Where pathways cross drive-aisles and parking areas, the pathway shall be constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall construct a dual curb ramp at the northeast corner of 25th Street and Southern Avenue (Standard Detail P-1236) and, if needed, dedicate associated right of way, as approved by the Planning and Development Department.

8. 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.
9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
10. 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.
11. 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.
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.
13. THE ROOFING MATERIAL SHALL BE WHITE AND REFLECTIVE SO AS TO REDUCE THE URBAN HEAT ISLAND EFFECT.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

The recommendation includes a request for the applicant's presentation to the Planning Commission. The applicant's presentation shall directly address how the project will help produce the three community benefits identified in the Phoenix General Plan. The community benefits are: prosperity; environment; and health.

The request was included as a note to underscore the importance of the issue to the Village Planning Commission.