



Village Planning Committee Meeting Summary

Z-110-24-8

Date of VPC Meeting	December 10, 2024
Request From	S-1 BAOD
Request To	P-1 BAOD
Proposal	Parking lot
Location	Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue
VPC Recommendation	Approval, per the staff recommendation, with modified stipulations and an additional stipulation
VPC Vote	10-0-1

Fatima Muhammed Roque joined the meeting and Greg Brownell and Kay Shepherd declared conflicts of interest, bringing quorum to 11 members (ten needed for a quorum).

One member of the public register to speak in support of this item.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

Committee Member Marcia Busching asked why the HAWK signal is required. **Mr. Rogers** explained that the stipulation for the HAWK signal originated from the Street Transportation Department and is supported by the Vision Zero Policy Plan to enhance safety.

Committee Member Mark Beehler inquired about the change from a temporary use permit, the number of parking spaces compared to the existing situation, and the interface between the proposed parking lot and the church property to the north. **Mr. Rogers** explained that the temporary use permit was not intended as a permanent solution, deferred to the applicant on the specific number of parking spaces, and clarified that the church property would not be impacted as it was not part of the request.

Chair Trent Marchuk stated that there is a presumption for alternative parking surfaces under MUA standards and asked whether this had been considered. **Mr. Rogers** confirmed that the applicant was proposing an alternative parking surface. Chair Marchuk asked whether berms had been considered to screen the parking lot. Mr. Rogers stated

that berms were not discussed but explained that the project is stipulated to provide a large landscape setback planted with large trees along the street frontage.

APPLICANT PRESENTATION

Kay Shepard, representing the applicant, introduced herself and presented details of the subject site, including surrounding zoning, location, and the relationship to the nearby church's parking lot. Ms. Shepard explained that the proposal would provide additional parking for the Farm at South Mountain (the Farm) site across 32nd Street, described the site plan, and stated that the proposal is in alignment with MUA standards with elements such as the 35-foot setback along 32nd Street and enhanced landscaping. Ms. Shepard stated that handicap and EV parking would be located on the Farm property. Ms. Shepard explained that the temporary use permit was always intended to be temporary and that the City requested the rezoning to formalize the use. Ms. Shepard explained that the proposed parking surface would not be asphalt and stated that the Farm at South Mountain is a valuable community asset.

QUESTIONS FROM THE COMMITTEE

Committee Member Emma Viera asked about the material proposed for the parking lot. **Ms. Shepard** explained that the material had not been finalized but that the applicant would work with the City to determine an appropriate option.

Committee Member Beehler explained that the aerial photography shows many cars parking on both the church property and the subject site and asked about plans to leave an access area to the church. **Ms. Shepard** confirmed that access to the church would remain. **Patricia Christofolo**, with the applicant team, explained that the church sometimes allows parking on its property, but the church cannot rent out spaces due to its non-profit status.

Vice Chair Arthur Greathouse III asked how many total parking spaces would be provided. **Ms. Christofolo** responded that there would be 80 spaces on the Farm property and 60 spaces on the subject site.

Chair Marchuk asked why the Farm was not utilizing the property to the north. **Ms. Christofolo** explained that the property owner occasionally allows its use but is not interested in selling a portion of the lot. Chair Marchuk stated concerns regarding traffic accidents on 32nd Street and stated the RFB (Rectangular Rapid-Flashing Beacon) was helpful, but the area remained dangerous. Chair Marchuk asked for clarification on the difference between the RFB and the proposed HAWK signal. Ms. Christofolo explained that HAWK signal would require cars to stop and stated that she hopes that the HAWK will help slow traffic.

Chair Marchuk inquired whether discussions had taken place about lowering the speed limit on 32nd Street. Mr. Rogers responded that while lowering the speed limit was

discussed, any change would likely be part of a larger street classification map update led by the Street Transportation Department.

Ms. Shepard asked about the process for lowering speed limits. **Mr. Rogers** stated that he was unfamiliar with the specific process.

Chair Marchuk asked if the applicant was open to a stipulation mirroring the MUA standard for an alternative parking surface. **Ms. Shepard** stated she would not object to a stipulation regarding an alternative parking surface. **Ms. Christofolo** echoed Ms. Shepard's sentiments..

Committee Member Beehler asked about the required parking count. **Mr. Rogers** clarified that the Farm at South Mountain development already met its required parking on-site and that the proposed parking was additional and not required.

Committee Member Gene Holmerud discussed the possibility of lowering speed limits to improve safety.

PUBLIC COMMENT

Mike Alan stated that he supports project, stated that his property borders an equestrian trail, and described issues with people parking near his property. Mr. Alan expressed frustration and requested that the situation be addressed.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Emma Viera motioned to recommend approval of Z-110-24-8, per the staff recommendation, with an additional stipulation and modifications. **Committee Member Petra Falcon** seconded the motion.

VOTE

10-0-1, motion to recommend approval of Z-110-24-8, per the staff recommendation, with an additional stipulation and modifications passed with Committee Members Committee Members Beehler, Busching, F. Daniels, T. Daniels, Falcon, Holmerud, Jackson, Viera, Greathouse, and Marchuk in favor and F. Muhammad Roque abstained.

Committee Member Fatima Muhammad Roque explained that she is abstaining because she arrived late.

VPC Recommended Stipulations:

1. A minimum 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site, **EXCLUDING A DRIVEWAY TO THE NORTH**, and planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. 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.
4. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure, **AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT**.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. All pedestrian pathways (including sidewalks) 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.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. 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 on and offsite landscape irrigation.

10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the current location of the existing RFB, as approved by the Street Transportation Department.
13. 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.
14. 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.
15. 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.
16. 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.
17. **THE SURFACE OF PARKING STALLS SHOULD BE COMPOSED OF AN ALTERNATIVE TO ASPHALT OR CONCRETE, AS APPROVED BY THE ZONING ADMINISTRATOR.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION AND STIPULATIONS:

Staff recommends that Stipulation No. 5 not be modified. The intent of the modification was to allow EV parking spaces to be located on the Farm at South Mountain site across 32nd Street. However, because the Farm at South Mountain site is not part of the rezoning request, it cannot be stipulated to include EV parking on that property.

Staff also recommends that Stipulation No. 17 be modified to require that the applicant apply for alternative dustproofing prior to preliminary site plan approval, as that requires a separate approval process from the rezoning case.