



Village Planning Committee Meeting Summary

Z-70-18-4

Date of VPC Meeting	January 8, 2019
Request From	R-3 (0.94 acres)
Request To	R-4 (0.94 acres)
Proposed Use	Multifamily residential
Location	Approximately 170 feet south of the southwest corner of 17th Street and Glenrosa Avenue
VPC Recommendation	Approval with an additional stipulation
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Vice Chairman William Fischbach declared a conflict and recused himself from the item and left the committee table bringing the quorum to 11 members.

Ms. Maja Brkovic provided an overview of the request noting the location, surrounding uses, surrounding zoning, General Plan designation, overview of the site plan and elevations and the staff findings and recommendation. She noted a correction in the staff report which stated that the site was not meeting the landscape setback along the south and north property lines. She noted that the site was in compliance because the area was planned to be improved with landscaping but used as private yards.

Ms. Ashley Marsh, Tiffany & Bosco, PA, representing the applicant, provided an overview of the request. She indicated that the proposal was for an additional 11 units and indicated that the neighborhood meeting went well. She expressed that the immediate neighbor to the north once lived in the apartment complex and was happy that it was being developed. She noted the proposal would utilize mid-century modern architectural features, improve the streetscape and add eyes on the street.

Ms. Hayleigh Crawford noted that she previously lived in the area and indicated that many people bike within the vicinity and noted that the applicant should consider adding more bicycle parking instead of the five proposed.

Ms. Karen Beckvar noted that she had concerns with the height permitted by the R-4 zoning district and asked if the applicant would accept a stipulation to limit the height to 2 stories and 30 feet. **Ms. Marsh** noted that she would like the stipulation to be specific to new development in the event that the existing building did not meet the 30-foot

standard. **Ms. Beckvar** noted that the existing building should not exceed 30 feet as it would not have been permitted by the current zoning district.

Ms. Brkovic noted that it would be best to stipulate that the site be restricted to 2 stories and 30 feet to avoid confusion in regard to the existing multifamily development on the lot. **Ms. March** noted that her client was fine with the stipulation.

Motion:

Ms. Karen Beckvar made a motion to approve Z-70-18-4 per staff's stipulations and an additional stipulation to limit the development to 2 stories and 30 feet.

Ms. Hayleigh Crawford seconded the motion.

1. The architecture, design, color, and building materials shall be compatible for all of the buildings within the development, as approved by the Planning and Development Department.
2. Each new unit shall provide a covered entryway, as approved by the Planning and Development Department.
3. Pedestrian connections shall be provided to the street and from the existing building to the new buildings. All pedestrian walkways shall consist of a contrasting material such as decorative pavers, stamped or colored concrete, or another contrasting material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
4. There shall be a minimum 5-foot-wide detached sidewalk along 17th Street with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the side yards adjacent to residential zoning to provide screening for adjacent residences, as approved by the Planning and Development Department.
6. 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.
7. The surface parking lot area shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by 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 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.
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 DEVELOPMENT SHALL BE LIMITED TO TWO STORIES AND 30 FEET.

Roll Call:

Yes: Jay Swart, Greg Abbott, Ronda Beckerleg Thraen, Greg Abbott, Hayleigh Crawford, Andrea Hardy, Kathryn Langmade, Lee Miller, Ashley Nye, Tom O'Malley and Ryan Trauscht.

No: None

Vote: 11-0

Motion approved.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.