



**REVISED**  
**Village Planning Committee Meeting Summary**  
**Z-55-21-8**

<b>Date of VPC Meeting</b>	October 11, 2021
<b>Request From</b>	C-1 TOD-1
<b>Request To</b>	WU Code T5:5 EG
<b>Proposed Use</b>	Research and testing laboratory
<b>Location</b>	Approximately 200 feet east of the northeast corner of 11th Street and Washington Street
<b>VPC Recommendation</b>	Approval per the staff recommendation with an additional stipulation
<b>VPC Vote</b>	13-0

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Committee Member Chris Colyer joined during this item, bringing quorum to 13.*

**Sarah Stockham**, staff, reviewed the surrounding zoning, land uses, site history, proposed stipulations and displayed aerial images and the proposed site plan.

**Benjamin Graff**, with Quarles & Brady LLP, introduced himself and the employees of Sky Analytical Laboratories, Kim Shaffer and George Vo, who were available to answer questions if needed. **Mr. Graff** gave a brief introduction of Sky Analytical Laboratories and explained that the proposed laboratory use would test cannabis, agricultural and commercial products for regulatory compliance and safety and that the site would not be dispensary or a cultivation facility-it would merely receive cannabis samples and test them. **Mr. Graff** reviewed the existing zoning and surrounding land uses and added that the request is for WU Code T5:5 EG zoning to comply with the Eastlake-Garfield TOD Policy Plan and that they received a letter of support from the Booker T. Washington Neighborhood Association. **Mr. Graff** continued that the proposal is an adaptive reuse of the exiting building towards the rear of the site, and no new construction is proposed. **Mr. Graff** showed the elevations and site plan and shared that the site will be subject to health and safety regulations by the Arizona Department of Health in terms of safe handling of materials and chemicals and waste disposal, and contrary to dispensaries, since the sample sizes are so small odor will not be an issue,

but the site will contain odor eliminators in the HVAC system. **Mr. Graff** concluded by summarizing their community outreach efforts.

**Questions from the Committee:**

**Ryan Boyd** asked why bicycle parking is not required. **Ms. Stockham** explained that the building for the proposed use is smaller than the minimum building square footage for bicycle parking for nonresidential uses in the Walkable Urban Code. **Mr. Graff** added that while bicycle parking would not be required, their client is in full support of bicycle parking and would support an additional stipulation for two bicycle parking spaces should the committee member wish to add one.

**Darlene Martinez** commented that it is commendable to repurpose the existing building and thanked the applicant. **Mr. Graff** thanked the committee member for her comment.

**Public Comment:**

None.

**Motion:**

**Ryan Boyd** motioned to recommend approval of Z-55-21-8 per the staff recommendation with an additional stipulation that the developer shall install a minimum of one inverted-U bicycle rack (two spaces) for guests, placed near building entrances to Existing Building B as depicted on the site plan dated August 1, 2021 and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department. **Darlene Martinez** seconded the motion.

**Discussion:**

**Chair Rachel Frazier Johnson** thanked Mr. Boyd for his additional stipulation.

**Vote:**

13-0, motion to approve with an additional stipulation passes with Committee Members Boyd, Burns, Colyer, Dubasik, Gaona, Gonzalez, Lockhart, Martinez, Olivas, Panetta, Starks, Sonoskey and R. Johnson in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no concerns with the additional stipulation for two bicycle parking spaces, as shown below in Stipulation No. 8.

1. Upon site plan approval and permit issuance for any new building(s) or structure(s) on the site, the new building or structure and adjacent landscaping shall be developed in compliance with the Walkable Urban Code (Chapter 13

of the Phoenix Zoning Ordinance), as approved by the Planning and Development Department.

2. 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.
3. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport 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.
5. 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.
6. 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.
7. 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.
8. THE DEVELOPER SHALL INSTALL A MINIMUM OF ONE INVERTED-U BICYCLE RACK (TWO SPACES) FOR GUESTS, PLACED NEAR BUILDING ENTRANCES TO EXISTING BUILDING B AS DEPICTED ON THE SITE PLAN DATED AUGUST 1, 2021 AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.