



## Village Planning Committee Meeting Summary Z-22-18-2

<b>Date of VPC Meeting</b>	October 2, 2018
<b>Request From</b>	C-1 (5.12 acres)
<b>Request To</b>	PUD (5.12 acres)
<b>Proposed Use</b>	Planned Unit Development to allow self-storage and commercial uses
<b>Location</b>	Approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard
<b>VPC Recommendation</b>	Approval, subject to stipulations
<b>VPC Vote</b>	6-2-1

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

**Z-22-18-2** Presentation, discussion and possible recommendation regarding a request to rezone 5.12 acres located approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard **from** C-1 **to** PUD to allow self-storage and commercial uses

Kaelee Wilson, staff, gave a brief presentation regarding the PUD request. She stated the applicant had worked with the adjacent neighbors since the case came before the Village for information. She stated that staff is recommending approval of the hearing draft dated September 27, subject to stipulations.

Doug Dickson stated he needed to declare a conflict of interest based on prior work with Wendy Riddell's law firm.

The applicant, Wendy Riddell, gave a brief presentation regarding the PUD request. She explained the allowable uses proposed in the PUD, design standards and building height. She explained the modifications that were made to the request since the request came before the Village for information. She stated the landscaping plan will be forthcoming prior to Planning Commission because they would like the opportunity to meet with adjacent property owners so they can pick the species of trees that will be planted behind their homes.

Mark Warren, VPC member, asked if the lower height means two stories underground. Ms. Riddell stated that they are going two stories underground and they won't be utilizing dynamite for the excavation. Mark Warren then went on to ask if there are concerns with drainage going two stories deep in a floodplain. Ms.

Riddell stated her civil engineer has reviewed the new plan and doesn't have concerns.

Deanna Chew, VPC member, inquired if the insurance policy will cover customer's belongings, given the flood plain. Ms. Riddell stated that the insurance policy will cover customer's belongings.

Jill Hankins, VPC member, asked what uses could go on site if the self-storage doesn't work out. Ms. Riddell stated it would be C-1 uses.

Rick Nowell, VPC member, asked if building B will be constructed at the same time as building A. Ms. Riddell stated it will be constructed at the same time as building A. Mr. Nowell then asked if there will be directional signage on site. Ms. Riddell stated they haven't gotten into the detail of directional signage but have made the commitment that there won't be any signage facing the neighbors. Mr. Nowell asked about the light mechanism for the monument signage. Ms. Riddell stated the lighting will comply with Zoning Ordinance requirements. He asked if the landscaping plan that will be forthcoming is similar to what was presented previously, and if so, where will the trees be planted between the wash and the adjacent properties. Ms. Riddell stated the plan will be somewhat similar but they would like to be specific in the tree species. She also stated there is adequate space between the drainage easement and the property boundaries to plant trees.

Deanna Chew, VPC member, asked if there will be two offices. Ms. Riddell clarified the main office will be in building A.

Rick Nowell, VPC member, asked which building the store will be located in. Ms. Riddell further clarified this is an incidental store and will be located in building A. Mr. Nowell asked what color the roof will be painted. Ms. Riddell stated that committee to the residents that the roof will be painted a neutral color.

Jason Israel, VPC member, asked if the building will be staffed. Ms. Riddell stated the building will be staffed when it is open.

Jason Israel opened the floor for public comment.

Mike Whitener, neighbor, stated he has an 8-month old son who will have a hard time sleeping through the construction noise. He is concerned about maintaining structure for his son.

David Leshner, neighbor, stated his concerns have gone down. He stated he appreciates that the applicant lowered the building height. His concern now is about valley fever.

Beverly Brown, neighbor, voiced concerns about the building being located in the floodplain.

Stacy LaFrance, neighbor, vocalized how the neighbors have been harassed by the property owner. She stated she has concerns about a self-storage next to residential. She stated the City of Phoenix has a failed process.

Renee Farida, neighbor, stated she is still in shock a self-storage facility is being located here. She stated disappointment in city staff. She went on to state she is also concerned about valley fever.

Amber Gutierrez, neighbor, stated she has worked tirelessly to get a better project since her home is the one most impacted. She said the developer has gone about this the wrong way with the neighbors. She said she can live with the building but also has concerns about valley fever.

Ruthie Tinant, neighbor, thanked the VPC for their time. She also thanked the community who has worked tirelessly on this project. She said she is still not happy but their relationship with the developer has improved but the relationship with the property owner is still not good.

Joseph Gutierrez, neighbor, stated their relationship with the landowner is bad. He said he doesn't like the self-storage unit but realizes someone is going to build something there. He stated he also has concerns about valley fever.

Debbie Cyr, neighbor, stated she supports whoever backs to the project. She stated the neighbors have been through so much with a ten-month process and five meetings so far.

Jason Israel closed the public comment portion of the meeting.

Wendy Riddell stated they worked closely with the neighbors to come to a compromise. She stated the project will have to comply with Maricopa County dust control measures.

Lou Lagrave, VPC member, told the community they should be proud of what they accomplished. He stated they knew it was going to be developed one day. He stated the proposed use is low impact. He went on to state the City and the Army Corp of Engineers will handle the drainage and wash review.

Deanna Chew, VPC member, asked staff how many cards were in opposition and how many were in favor. Kaelee Wilson, staff, stated there were 30 cards in opposition and 4 in support.

Rick Nowell, VPC member, said he echoes what Lou stated. He stated he understands the neighbor's concerns with development given his own experience. He pointed to the approved site plan on the property that has restaurants. He stated those will be a most bigger issue for those who back to the property. He said this building might actually reduce the traffic noise from Dynamite Road.

Jason Israel, VPC member, stated he echoes both comments and asked if Planning Commission is the next step. Kaelee Wilson, staff, stated that Planning Commission is the next step.

Mark Warren, VPC member, stated he would like to address the comment made about staff. He went on to state that Kaelee has done a fantastic job on this case and has handled getting all of the community correspondence to the VPC members. He went on to state that she has three other villages that she staffs. He

also stated that staff recommendation does not mean it is Kaelee's personal recommendation, the recommendation is from a larger group of staff members based on adopted plans and policies. He further clarified the staff recommendation doesn't mean yes or no, it is purely the recommendation that moves forward in the public hearing process.

Lou Lagrave, VPC member, stated he echoes what Mark stated about staff.

**Motion:**

Lou Lagrave motioned to approve case Z-22-18 as recommended by staff. Committee member Rick Nowell seconded.

**Discussion:**

Jill Hankins stated there needs to be more walkability in the village to create more of a village concept.

**Vote:**

The committee voted 6-2-1 to approve the motion. VPC members: Louis Lagrave Joseph Barto, Rick Nowell, Jason Israel, Mark Warren and Ryan Schaefer voted in favor. Jill Hankins and Deanna Chew were opposed. Doug Dickson abstained.

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

Staff has no comments.