



Village Planning Committee Meeting Summary

Z-48-20-2

Date of VPC Meeting	December 7, 2020
Request From	R1-14 (One-Family Residence) (5.00 acres)
Request To	C-O/G-O HGT/WVR (Commercial Office/General Office, Height Waiver) (5.00 acres)
Proposed Use	Commercial office with a height waiver up to 38 feet
Location	Southeast corner of 32nd Street and Paradise Lane
VPC Recommendation	Approval per the staff recommendation and a modification to Stipulation No. 1 to include the language, "top of ridge" to the height requirement.
VPC Vote	19-0 with committee members Balderrama, Barnett, Belous, Cantor, Cashman, Enright, Gerst, Goodhue, Leshner, Mazza, Mortensen, Popovic, Severs, Sparks, Stewart, Ulibarri, Ward, Gubser and Hall in favor.

VPC DISCUSSION:

Mr. David Simmons, staff, provided an overview of the request. He discussed current heights in the area, the General Plan Land Use Map designation, the surrounding zoning designations and uses and setbacks proposed. Mr. Simmons also discussed several policy plans in which this proposal is in line with, including the Bicycle Master Plan, Tree and Shade Master Plan, Complete Streets Guiding principles and more. Mr. Simmons explained that the proposal is broken up into two phases and that phase two does not have a development plan at this time.

Mr. Alex Popovic asked what currently occupies the lot in phase 1.

Mr. Simmons shared that phase of the proposal consists of a vacant lot.

Chairwoman Jennifer Hall asked if staff has received any public opposition to date.

Mr. Simmons shared that no public opposition has been submitted.

Mr. Paul Severs asked if any heavy equipment is proposed to be stored on the site.

Mr. Simmons shared that no heavy equipment is proposed, nor allowed under the proposed zoning district regulations.

Applicants Presentation:

Mr. Paul Gilbert, with Beus Gilbert Mcgroder PLLC, representing the applicant, provided a brief presentation of the proposal and explained that the site will be developed in two phases, however, there is not known user for phase 2 at this time. He shared that this is a general contractors office and no heavy equipment will be stored on site as the company subcontracts out the trades.

Mr. Robert Goodhue asked where the 38-foot request came from.

Mr. Gilbert shared that 38 feet is the highest they would go.

Public Comment:

Ms. Rebecca Hickman, member of the church on the phase 2 portion of the site, stated that there are no plans to develop phase 2 and asked why the church was being included in the rezoning request. She asked if the church use would still be allowed if the request were to be approved.

Mr. Gilbert shared that there will be no negative impact to the church and provided a letter to the church stating so.

Mr. Simmons shared that the church use would still be in compliance with the code.

MOTION:

Mr. Robert Goodhue made a motion to recommend approval of Rezoning Case No. Z-48-20-2 per the staff recommendation and a modification to Stipulation No. 1 to include the language, “top of ridge” to the height requirement.

Mr. Alan Sparks seconded the motion.

VOTE:

19-0 with committee members Balderrama, Barnett, Belous, Cantor, Cashman, Enright, Gerst, Goodhue, Leshner, Mazza, Mortensen, Popovic, Severs, Sparks, Stewart, Ulibarri, Ward, Gubser and Hall in favor.

Stipulations:

1. The maximum building height shall be two stories and 38 feet **MEASURED FROM THE TOP OF RIDGE.**
2. Shade trees placed 20 feet on center or in equivalent groupings shall be planted along the south and east property lines. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
3. A minimum landscape setback of 25 feet shall be required along 32nd Street and a minimum 20 feet shall be required along Paradise Lane, as approved by the Planning and Development Department.
4. All elevations shall contain three of the following architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation

in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe details, decorative wooden shutters, or similar features, as approved by the Planning and Development Department.

5. All public sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade at maturity on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane at Phase 2 of the development to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.
6. There shall be 25 percent shade in the customer parking lot, as approved by the Planning and Development Department.
7. Perimeter walls shall incorporate stone veneer, stonework, painted or integral color CMU block, decorative block, split face or faux stone, as approved by the Planning and Development Department.
8. The developer shall provide Inverted-U bicycle racks with capacity for a minimum of four bicycles for employees or guests shall located near building entrances for Phase 1 and Phase 2, and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
9. The developer shall provide a bicycle repair station (fix-it station) in an area of high visibility, convenient pedestrian access, and available from the public sidewalk upon development of Phase 2. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. The above conditions shall be approved by the Planning and Development Department.
10. At the time of development of Phase 2, the following shall be provided, as approved by the Planning and Development Department:
 - a. The developer shall consolidate parking lot access to a single 30-foot-wide P1255 driveway to Paradise Lane.

- b. Access to 32nd Street shall be restricted to right-in/right-out maneuvers only.
- 11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.
- 12. Where pedestrian pathways cross drive aisles, the pathways shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
- 13. Pedestrian pathways shall be provided to connect building entrances, public sidewalks and bus stops, using the most direct route for pedestrians, as approved by the Planning and Development Department.
- 14. The developer shall provide traffic calming to slow vehicle traffic entering and exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
- 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.

Staff Comments:

None.