

## Attachment B

### REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Julianna Pierre, Planner I, Assisting

October 21, 2020

ITEM NO: 5

DISTRICT 6

SUBJECT:

Application #: PHO-1-20--Z-19-19-6  
Zoning: A-1  
Location: Northeast corner of 51st Street and Taylor Street  
Acreage: 1.17  
Request: 1) Modification of Stipulation 1 regarding general  
conformance to elevations date stamped April 10, 2019.  
Applicant: Ben Meyer, Mendil + Meyer Design Studio  
Owner: Blue Box Holdings, LLC  
Representative: Ben Meyer, Mendil + Meyer Design Studio

### **ACTIONS**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

### **DISCUSSION**

Ben Meyer, applicant and representative with Mendil + Meyer Design Studio, provided history about the original rezoning case and site. He stated that they are requesting modification of Stipulation 1, regarding general conformance to elevations date stamped April 10, 2019. He added that due to constraints of the site, the developer is seeking to make cost effective alterations. He stated that they are proposing to use shipping containers for the building massing with metal mesh to provide visual interest.

Mr. Stranieri stated that he did not have concerns in the overall design or use of new materials but did find issue with the lack of diversity in architectural detail and building materials. He stated that the south elevation is the most monolithic and faces existing multifamily residential uses. Mr. Meyer stated that the design was intended to be as simple as possible to be cost effective. He added that the landscaping would also provide relief from the massing on the south side. Mr. Stranieri stated he was concerned about how much screening landscaping could provide for a 56-foot tall building. He added that he was inclined to add specific

regard to four-sided architecture. He added that the north, east, and west elevations included architectural features such as mesh screening, varied rooflines, banding, and pop outs, but the south elevation lacked variation in building materials. Tim Hundelt, owner with Blue Box Holdings, LLC, asked if the elevations would be revised and provided during plan review. Mr. Stranieri confirmed that the elevations would be revised and plan review staff would determine compliance with the stipulation. Mr. Meyer stated that he did not have concerns with adding the specific regard to four-sided architecture and continuing to work on appropriate revisions.

## **FINDINGS**

- 1) The stipulated elevations contained multiple building materials including painted concrete, corrugated metal, and metal panels. Architectural details included wall mounted light fixtures, windows, metal banding with integrated lighting, shade canopies, and recesses. The proposed conceptual elevations propose the use of shipping containers as the primary building material. A mesh or fabric screen is depicted on metal framing as an accent/pop-out on the east and west elevations. However, the proposed elevations contain significantly less diversity in materials and details than the stipulated elevations. Further, the south elevation, which is lacking the most detail of the proposed building sides, fronts existing multifamily residential uses across Taylor Street. The applicant's request for general conformance is recommended for approval with a modification to add a requirement for four-sided architecture. This stipulation will allow the developer to modify the proposed elevations to incorporate greater material and architectural diversity in the design, particularly on the south elevation.

**DECISION:** The Planning Hearing Officer recommended approval with a modification.

## **STIPULATIONS**

1.	The development shall be in general conformance with the elevations date stamped AUGUST 12, 2020 <del>April 10, 2019</del> , as modified by the following stipulations and approved by the Planning and Development Department.	
	A.	ALL ELEVATIONS OF THE BUILDING SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, OVERHANG CANOPIES, OR SIMILAR FEATURES.

2.	All parking shall be located behind the building, as approved by the Planning and Development Department.
3.	Any outdoor storage shall be located behind the building and be screened by a minimum 8-foot high decorative masonry wall, as approved by the Planning and Development Department.
4.	One framing inspection for the primary building must be approved prior to the issuance of a permit for any off-premise signage.
5.	The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the 51st Street and Taylor Street frontages, as approved by the Planning and Development Department.
6.	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.
7.	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.
8.	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.
9.	Recycling services shall be provided on site.

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