



Village Planning Committee Meeting Summary

Z-65-21-3

Date of VPC Meeting	December 6, 2021
Request From	R-O (Residential Office)
Request To	C-1 (Neighborhood Retail)
Proposed Use	Karate studio
Location	Southwest corner of 17th Street and Bell Road
VPC Recommendation	Approval, with a modification to Stipulation No. 2
VPC Vote	12-0 with committee members Balderrama, Bowman, DiMassa, Gerst, Goodhue, Mortensen, Petersen, Popovic, Severs, Sparks, Wise, and Leshar in favor.

VPC DISCUSSION:

Mr. David Simmons, staff, introduced himself and gave an overview of the request to include the character of the surrounding area, General Plan Land Use Map consistency, and highlighted multiple facets of the proposed site plan. Mr. Simmons also communicated that the development acts as an appropriate transition in density from the more intense land uses to the west and the residential to the south and to the east. Mr. Simmons also shared that several variances will be required if the case is approved. Further, Mr. Simmons shared several policy documents in which this request is consistent, helping staff to formulate a recommendation for approval subject to a series of stipulations.

Ms. Toby Gerst asked staff what variances are needed.

Mr. Simmons shared that a variance will be required for the setbacks as they do not meet C-1 standards. The site plan [resented was approved for R-), not C-1. Therefore, variances will be required if the case is approved.

Mr. Bob Goodhue asked how far the building is from Bell Road.

Mr. Simmons shared that the building is set back quite a ways from Bell Road and no new additions or building are proposed.

Ms. Gerst asked if the applicant submitted elevations.

Mr. Simmons shared that he had requested updated elevations prior to the hearing but the applicant failed to have anything new produced. He shared that the elevations submitted were from the original R-O approval.

Mr. Goodhue asked staff if the proposed use was more intense than the previously approved use.

Mr. Simmons shared that the proposed use would provide an appropriate transition between the more intense uses to the west and the residential to the south and to the east. The proposed use would also provide a potential amenity to the neighborhood nearby.

Applicants Presentation:

Mr. Taylor Earl, representing the applicant, gave a detailed presentation of the request adding to staff's comments. Mr. Earl requested that the committee remove the staff stipulation related to the detached sidewalk along Bell Road and asked for a recommendation for approval.

Ms. Gerst asked if there has been any negotiation on the detached sidewalk stipulation prior to coming to the public hearing.

Mr. Simmons shared that all stipulations are negotiated at the post application meeting. Further, he shared that the applicant agreed with the detached sidewalk requirement along Bell Road as it is a requirement for the cross section required for that stretch of Bell Road. Staff did make a concession with the applicant at the post application meeting and removed the requirement for a detached sidewalk along 17th Street. Mr. Simmons shared that the applicants request to remove the detached sidewalk stip along Bell Road was news to him. Lastly, Mr. Simmons shared that the applicant will still be required to meet Street's requirements of Cross section A of the Street Classification Map.

Mr. Earl shared that the sidewalk would still meet the 75 percent shade requirement.

Mr. Goodhue stated that staff input was good to know. He asked if other developers along Bell Road are required to meet the cross section A requirements. And do a detached sidewalk.

Mr. Simmons shared that other developers will be required to meet the requirements of the cross section along this stretch of Bell Road.

Mr. Goodhue asked if the site provides adequate parking.

Mr. Earl shared that 35 spaces are provided.

Mr. Goodhue stated that he is in support of the request but has concerns about the applicants request to alter the detached sidewalk stip. He stated that he will make a motion to attach the sidewalk with all other stipulation language staying the same and if the Streets department want the detached sidewalk, they will require it at plan review.

MOTION:

Mr. Robert Goodhue made a motion to recommend approval of Rezoning Case No. Z-65-21-3, with a modification to Stipulation No. 2 replacing the word “detached” with “attached” in regard to the sidewalk requirement.

Ms. Cynthia DiMassa seconded the motion.

VOTE:

12-0 with committee members Balderrama, Bowman, DiMassa, Gerst, Goodhue, Mortensen, Petersen, Popovic, Severs, Sparks, Wise, and Leshar in favor.

1. No vehicular access shall be provided along 17th Street, as approved by the Planning and Development Department.
2. The developer shall construct a minimum 5-foot-wide ~~detached~~ ATTACHED sidewalk ~~and a minimum 13-foot-wide landscape area located between the back of curb and sidewalk along Bell Road and planted to the following standards, as approved by the Planning and Development Department.~~

- a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent.
- b. Drought tolerant vegetation to achieve 75 percent live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

3. The required landscape setback along the south property boundary shall be planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A clearly defined, accessible pedestrian pathway shall be provided to connect building entrances, bus stop pads, and public sidewalks, to 17th Street using the most direct route for pedestrians, as approved by the Planning and Development Department.
5. The development shall be in general conformance with the building elevations date stamped September 29, 2021, as approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

7. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. The developer shall dedicate a minimum 5-foot-wide sidewalk easement and construct the south side of Bell Road, as approved by the Planning and Development Department.
9. 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.
10. 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 final site plan approval, as per plans approved by the Planning and Development Department.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
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.

Staff Comments:

None