



Village Planning Committee Meeting Summary

Z-50-18-4

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| Date of VPC Meeting | November 19, 2018 |
| Request From | R-5 (Multifamily Residential) |
| Request To | PUD (Planned Unit Development) PUD HP (Planned Unit Development, Historic Preservation District) |
| Proposed Use | Mix of uses including light industrial, commercial, and multifamily residential |
| Location | Northeast corner of 17th Avenue and Roosevelt Street |
| VPC Recommendation | Approved with additional stipulations |
| VPC Vote | 12-1 |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Staff, Hannah Bleam, provided an overview of the rezoning request from R-5 to PUD and PUD HP. The applicant is including an HP overlay on the part of the site that includes the Amory building. Ms. Bleam outlined that the development standards are broken out into three different “phases”, which include interim use, interim use with maker spaces, and future redevelopment. Staff recommends approval of the PUD with 5 stipulations that are included in the staff report.

The applicant’s representative, Adam Baugh from Withey Morris, provided an overview of the request and outlined the concept of the maker spaces to include small scale artistic business, such as leather making, welding, and similar uses. However, in the meantime, The Armory building has already had a lot of improvements, both internally and externally, in order to start leasing out space inside for offices, art space, and more. Mr. Baugh also noted that on the west side of the site, in the future, there may be maker spaces to include a live-work concept and beyond the maker spaces, other future development would be subject to the Walkable Urban Code (T5) standards.

Chairman Sean Sweat opened up the floor for committee questions.

Eva Olivas noted that there have been residents nearby that have noted the following concerns:

- Concerns with the noise and hours of outdoor events

- Height of the building - the height of 80 feet with the use permit and site plan are too high for this area adjacent to single-family residential uses. Anything over 4 stories is too high.
- Parking for the site – the neighbors do not want a lot of cars parking on the street and want to ensure that there is sufficient parking on site for the uses.

Ms. Olivas also noted that she is extremely supportive of this project and would like to discuss how to mitigate some of the neighbors' concerns.

Chairman Sweat noted that was one card submitted in support of the project who wishes to speak.

Beatrice Moore, representing Grand Avenue Members Association (GAMA), noted that she is in support of the project and the property owner has already done some significant improvements to the Armory building. She does not have concern with the height allowing up to 80 feet in an area with historic homes that is not compatible with the scale of that development. Perhaps there could be a step down kind of structure to the height to allow higher heights toward the existing industrial uses to the north and less so to the south.

Mr. Baugh noted that there are a couple of solutions or potential stipulations to include that would help mitigate the resident's concerns. The first is the add a use permit requirement with the Outdoor Events section of the PUD. This would require a separate process that can be administered with a Zoning Adjustment hearing, which is a public hearing. In addition, Mr. Baugh noted that they are ok with removing the language to allow 80 feet so the maximum height would be 56 feet. He also noted that any uses for the site will need to provide adequate parking on the site and not rely on on-street parking. However, he did note that on-street parking is public parking and anyone can park there.

Motion:

Eva Olivas made the motion to have a maximum height of 4 stories and in the outdoor events and performances section change the time of Friday and Saturday events to end at 11:00pm instead of 12:00am (midnight). This was seconded by Janey Starks.

Friendly Amendment #1: Janey Starks also amended the motion to add "subject to a use permit" within the outdoor events and performances section (page 3 of the PUD).

This amendment was accepted.

Friendly Amendment #2: Zach Burns amended the motion to remove the 4 stories and change to 56 feet. This can be done by deleting the 80 feet with a use permit and site plan (page 4 of the PUD).

This amendment was accepted.

Friendly Amendment #3: Sean Sweat included staff stipulations in the motion.

This amendment was accepted.

Final Motion: Approve the request per staff stipulations and including the following additional stipulations:

1. Page 3, Outdoor Events and performances: Change the language to following "Outdoor events and performances are subject to a use permit and the following:"
2. Page 3, Outdoor Events and performances, c: Change the time from 12:00am to 11:00pm.
3. Page 4, Maximum Building Height: Delete "80 feet with a use permit and site plan".

Vote: 12-1

Roll Call:

Yays:

Sean Sweat
Veronyka Lockhart
Zach Burns
Ray Cabrera III
Shannon Dubasik
Calvin Goode
Dana Johnson
Rachel Frazier Johnson
Caitlyn Mitchell
Eva Olivas
Patrick Panetta
Janey Starks

Nays:

Michael Langley

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff supports the additional stipulations. Staff has incorporated the additional stipulations into the staff stipulations below:

1. An updated Development Narrative for The Armory PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 31, 2018, as modified by the following stipulations:
 - a. Development Standards Table: Include "Street" with Linden and Roosevelt.
 - B. PAGE 3, OUTDOOR EVENTS AND PERFORMANCES: CHANGE THE LANGUAGE TO FOLLOWING "OUTDOOR EVENTS AND PERFORMANCES ARE SUBJECT TO A USE PERMIT AND THE FOLLOWING:"
 - C. PAGE 3, OUTDOOR EVENTS AND PERFORMANCES, C: CHANGE THE TIME FROM 12:00AM TO 11:00PM FOR FRIDAY AND SATURDAY EVENTS.
 - D. PAGE 4, MAXIMUM BUILDING HEIGHT: DELETE "80 FEET WITH A USE PERMIT AND SITE PLAN".
 - e. Page 4: Change the 24-inch box palo verde tree measurement to an inch caliper measurement.
 - f. Page 4: Add "maximum" to lot coverage.
 - g. Include bicycle parking for the "interim use with maker spaces", per Section 1307.H of the Zoning Ordinance.
 - h. Exhibit B: Include Linden Street on the aerial map and site map.
 - i. Exhibit C: Change out exhibit to include PUD and PUD HP area.
2. The development must be 1 foot above base flood elevation and lowest adjacent grade must be at or above base flood elevation to comply with federal, state, and city floodplain regulations.
3. 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.
4. The applicant shall conduct Phase II archaeological data recovery excavations 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.

5. 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.