



Village Planning Committee Meeting Summary

Z-16-19-4

Date of VPC Meeting	July 1, 2019
Request From	R-3 RI (0.64 acres) R-4 RI (0.76 acres) C-2 (1.82 acres)
Request To	C-2 (3.22 acres)
Proposed Use	Commercial uses
Location	Northeast corner of 16th Street and Palm Lane
VPC Recommendation	Approval, per staff stipulations with an additional stipulation.
VPC Vote	9-4 (George, Procaccini, Rodriguez and Searles).

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*1 card was submitted in support, wishing to speak.
1 card was submitted in favor, not wishing to speak.*

Ms. Maja Brkovic noted that that item nos. 3 and 4 would be heard at the same time but that two separate motions would need to be made.

Ms. Brkovic provided an overview of the rezoning request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff's findings, stipulations and recommendation.

At this point in the meeting Mr. Aaron Searles arrived, bringing the quorum to 13 members.

Ms. Steve Procaccini noted that self-storage was not a good use of the site and indicated that he was disappointed to see that staff was supportive of the request.

Ms. George noted that the rezoning signs were hard to see and find on the subject property.

John Stevenson, applicant for the project, provided an overview of the request. He expressed that there was a previous request on the site for multifamily. He explained that the number of units proposed for that project could not cover the remediation costs for the underground storage tanks. He noted that the self-storage use would significantly lower the traffic counts in comparison to the multifamily use. He provided an overview of the site plan and noted that the development team wanted to partner with the community and therefore were proposing a community

meeting space and tool shed. He explained that the community room would be keyed separately.

Mr. Brent Kleinman noted that the frontage did not promote pedestrian activity and asked if operating hours of 8AM-6PM were typical for self-storage. **Mr. Stevenson** noted that the hours of operation were typical, he indicated that their interest was to be good neighbors.

Ms. Ann Cothron asked how many storage units would be available on site and noted that special attention should be taken for the murals along the building as the Phoenix Mural Project started along 16th Street. She asked the applicant to pay the artists a living wage for their work. **Mr. Stevenson** noted that 1,000 storage units were proposed, they would pay the artists appropriately and that they were aware of the Phoenix Mural Project and its importance to the area.

Ms. Nicole Rodriguez asked where the current community meetings were held. **Mr. Stevenson** noted that the community was utilizing a church space that they would soon be losing. **Ms. Rodriguez** noted the importance of adding a stipulation regarding the community room to ensure that it would in fact be developed as described by the applicant.

Dai Dawson, resident in area, noted that five families would be displaced due to the development. She indicated that she had concerns with the use considering that there was a school across the street. She indicated that there was a lot of pedestrian traffic because of the location of the HAWK. She noted that many students used that HAWK to cross over to the school and was concerned about commercial loading in proximity to the pedestrian activity. She noted that the rezoning sign on the property was hard to see.

Chairman Jakes Adams noted that although storage facilities are not typically exciting for redevelopment it appeared the applicant was trying to make the best of it by introducing art and proposing a community space.

Motion:

Steve Procaccini made a motion to deny Z-16-19-4.

G.G. George seconded the motion.

Vote:

The motion failed, Vote: 4-9

Roll Call:

Yes - G.G. George, Steve Procaccini, Nicole Rodriguez and Aaron Searles.

No – Jake Adams, Ann Cothron, Paul Benjamin, Drew Bryck, Matthew Jewett, Brent Kleinman, Jayson Matthews, Layla Ressler and Rebecca Wininger.

2nd Motion:

Layla Ressler made a motion to approve Z-16-19-4 as recommended by staff with an additional stipulation that 2,500 square feet be dedicated for a community room and community tool shed.

Matt Jewett seconded the motion.

Vote:

The motion passed, Vote: 9-4

Roll Call:

Yes – Jake Adams, Ann Cothron, Paul Benjamin, Drew Bryck, Matthew Jewett, Brent Kleinman, Jayson Matthews, Layla Ressler and Rebecca Wininger.

No – G.G. George, Steve Procaccini, Nicole Rodriguez and Aaron Searles.

REVISED STIPULATIONS:

1. The development shall be in general conformance to the elevations date stamped June 21, 2019, as approved by the Planning and Development Department.
2. The elevations shall include wall art/decorative elements with specific regard to the areas depicted on the elevations date stamped June 21, 2019.
3. The building setback along the east property line, adjacent to multifamily zoning shall be a minimum of 50 feet.
4. Minimum 3-inch caliper shade trees, planted 20 feet on center or in equivalent groupings shall be planted along the north and east property lines adjacent to multifamily zoning to provide screening for adjacent residences, as approved by Planning and Development Department.
5. The sidewalk along Palm Lane and 16th Street shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper shade trees, as approved by the Planning and Development Department.
6. Trees located within the required landscape setback along 16th Street and Palm Lane shall be planted adjacent to the sidewalk and provide 50 percent shade as measured on summer solstice at 12:00 pm, as approved by Planning and Development Department.
7. Minimum 15 percent of the surface parking lot area must be landscaped exclusive of required perimeter landscaping and all required setbacks. Minimum 2-inch caliper shade trees shall be required in the surface parking lot landscape planters, as approved by the Planning and Development Department.
8. A minimum of two inverted-U bicycle racks for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

9. Access to 17th Street shall be limited to emergency access only.
10. Right-of-way totaling 40 feet shall be dedicated for the east half of 16th Street, as approved by the Planning and Development Department.
11. Dedicate a 10-foot sidewalk easement for the full extent of the property frontages along 16th Street.
12. No driveway shall be allowed between the existing school crosswalk and the stop bar location for the existing HAWK signal to the south of the crosswalk.
13. 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.
14. Dedication of right-of-way along 16th Street shall be provided for construction of a northbound bus stop pad. The bus stop pad shall be constructed in accordance with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The Bus stop pad shall be spaced from the intersection of 16th Street and Palm Lane per the City of Phoenix Standard Detail P1285.
15. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
16. 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.
17. MINIMUM 2,500 SQUARE FEET SHALL BE DEDICATED FOR A COMMUNITY ROOM AND COMMUNITY TOOL SHED.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.