



Village Planning Committee Meeting Summary Z-SP-4-21-3

Date of VPC Meeting	November 1, 2021
Request From	C-2 (Intermediate Commercial District)
Request To	C-2 SP (Intermediate Commercial District, Special Permit)
Proposed Use	Auto sales and all underlying C-2 uses
Location	Southwest corner of 20th Street and Bell Road
VPC Recommendation	Approval, with an additional stipulation
VPC Vote	15-0 with committee members Balderrama, Bowman, Cashman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mazza, Mortensen, Petersen, Popovic, Wise, Leshner and Gubser 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 no new building structures are proposed at this time, but Phase 2 may develop at a future date. 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 arrived at 6:18, bringing quorum up to 14.

Ms. Jennifer Hall asked staff why detached sidewalks along 20th Street were not stipulated as they are along Bell Road.

Mr. David Simmons, staff, explained to the committee that staff and the applicant discussed this at the post application meeting and due to all of the existing sidewalks along 20th Street being attached, the proposed stipulation was removed from consideration. However, shade and landscaping requirements along 20th Street still must be met.

Ms. Toby Gerst arrived at 6:16, bringing quorum up to 16.

Mr. Alex Popovic asked staff if Phase 2, depicted on the conceptual site plan, was to be utilized by the car dealership as a sales building.

Mr. Simmons, staff, shared that no buildings have been proposed for Phase 2 at this time.

Mr. Eric Cashman arrived at 6:20, bringing quorum up to 15.

Applicants Presentation:

Mr. Bill Allison, with Withey Morris, PLC, representing the applicant, opened his presentation by addressing the committee members comments after the staff presentation. He shared that the 20th Street sidewalk was to remain attached, but planted to provide shade over the existing attached sidewalk, which is consistent with the sidewalks further south on 20th Street as well as on the adjacent side of 20th Street. He also shared with the committee that the Phase two area was to be incorporated into the Phase 1 area as the existing car dealership is now interested as utilizing it for car storage along with Phase 1.

Mr. Allison reiterated staff comments in regard to the consistency of use with the surrounding area as well as consistency with the General Plan Land Use Map designation. Mr. Allison continued by sharing that his proposal will revitalize a long time vacant parcel and an expansion of an existing successful business.

Ms. Jennifer Hall asked if Mr. Allison could expand on how the dealership plans to fill the lot with car stock considering there is currently a lack of inventory nation wide.

Mr. Allison shared that the supply chain was interrupted during COVID, but there are ships stacked up at the port of Long Beach full of inventory. The lot will be stocked with inventory as soon as manufacturers can catch up.

Ms. Hall asked if the applicant was planning to do improvements along 20th Street.

Mr. Allison shared that there will be improvements done along 20th Street.

Mr. Alex Popovic asked if there was anything proposed for Phase 2 at this timer.

Mr. Allison shared that the existing car dealership to the west is planning to utilize this portion of the site for car inventory as well.

Ms. Hall asked the applicant if Phase 2 was going to be improved the same time as Phase 1.

Mr. Allison shared that the car dealership to the west is taking over the entire site and will make all of the site improvements in Phase 1 and 2 at the same time.

Ms. Cynthia DiMassa asked if the parking area will be covered at all.

Mr. Allison shared that the parking area will not be covered.

Chairman Robert Gubser asked if there is a buffer provided between this proposed use and the abutting residential to the south.

Mr. Allison Shared that there is a double row of trees stipulated to the south.

Vice Chairman Joe Leshner asked if there was a time limit on delivery times to the lot.

Mr. Allison shared that there is not.

Ms. DiMassa asked if the lot will be lit at night.

Mr. Allison shared that the lot will be lit at night.

Ms. Toby Gerst asked if it would be acceptable to add a stipulation restricting deliveries to the dealership off of 20th Street and ensuring deliveries to not take place at all after 10:00 p.m.

Mr. Simmons stated that this stipulation could be proposed when a motion is made.

MOTION:

Mr. Alex Popovic made a motion to recommend approval of Rezoning Case No. Z-SP-4-21-3, with an added stipulation that no deliveries take place off of 20th Street and no deliveries to the site after 10:00 p.m.

Ms. Patricia Petersen seconded the motion.

VOTE:

15-0 with committee members Balderrama, Bowman, Cashman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mazza, Mortensen, Petersen, Popovic, Wise, Leshner and Gubser in favor.

Stipulations:

1. The southern landscape setback shall be planted with 2-inch caliper, large canopy shade trees planted 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. All public sidewalks shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section (Cross Section A on Bell Road) of the Street Classification Map 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 2-inch caliper large canopy, single-trunk, shade trees placed a minimum of 20 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.

- b. Drought tolerant shrubs and vegetative groundcovers maintained at a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
3. All uncovered surface parking areas used by customers and employees must be landscaped with minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area and achieve 15 percent shade at maturity, as approved by Planning and Development Department.
4. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. The developer shall provide 4 bicycle parking spaces on site or on the site to the west near building entrances. The bicycle parking spaces shall be shaded to 50 percent, as approved by the Planning and Development Department.
 - b. Upon construction of Phase 2, a bicycle repair station ("fix it station") shall be provided on the site in close proximity to 20th Street. The station shall include but not 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, as approved by the Planning and Development Department.
5. The developer shall dedicate 5 feet of right-of-way for the south half of Bell Road, as approved by the Planning and Development Department.
6. The developer shall dedicate a 15-foot-wide sidewalk easement for the south half of Bell Road, as approved by the Planning and Development Departments.
7. 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.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop pads, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department. Any cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
9. 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.

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 construction permit 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.
13. NO DELIVERIES SHALL TAKE PLACE OFF OF 20TH STREET AND NO DELIVERIES SHALL TAKE PLACE ON THE SITE AFTER 10:00 P.M.

Staff Comments:

None