



Village Planning Committee Meeting Summary Z-10-20-1

Date of VPC Meeting	June 18, 2020
Request From	R-5 (2.15 acres)
Request To	C-2 (2.15 acres)
Proposed Use	C-2 Commercial Uses
Location	Approximately 325 feet north of the northeast corner of 21st Avenue and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 speaker card was submitted in favor, wishing to speak.

Mr. David Simmons, staff, went over Z-10-20-1 first, explaining that the northwest portion of the site is currently zone R-5 and must get approval for C-2 prior to the committee making a motion on the over special permit companion case encompassing a much larger area.

Mr. David Simmons then went over the companion rezoning case, Z-SP-1-20-1. He went into great detail about the proposed land use for the site, which is planned for an automobile dealership. Mr. Simmons went over how staff; the applicant spent a considerable amount of time going bac and forth on the proposed stipulations to ensure adequate buffers are provided along the northern property boundary abutting residential uses. Mr. Simmons explained that the there are two proposed ingress/egress points along 21st Avenue and one along Bell Road. The site is consistent with the General Plan Lan Use Map designation and is compatible with surrounding uses in the area.

Mr. Keith Greenberg asked if this was going to be an Auto Nation.

Mr. Simmons stated that he was not aware of the specific user.

Applicant:

Mr. Bill Allison, representing the owner, went over the request in detail for both cases and reiterated many of staff's comments. He went over the case history for

the site explaining that a special permit was previously approved on the site for the same use proposed today but was withdrawn as the project was never built. He also shared that the proposed use will have less negative impacts on the surrounding area than the existing plant nursery that is located on the site today. He went over the meeting and hearing schedules and shared that he worked closely with the neighbors to ensure their concerns were met prior to moving forward to hearings.

Ms. Michelle Gardner asked if the nursery was still the tenant or if they have already vacated.

Mr. Allison shared that they are still the tenant and are leasing the site.

Ms. Gardner asked if their lease was coming to an end.

Mr. Allison stated that he did not know.

Mr. Ricardo Romero asked how many jobs this dealership would create.

Mr. Allison shared that he did not know, but could ask and get back with the committee on this.

Mr. Keith Greenberg asked where semi-trucks will off load the new cars, on site or in 21st Avenue.

Mr. Allison shared that cars will be off loaded on site.

Mr. Ozzie Virgil asked why there is not a second egress/ingress point off of Bell Road. He also asked what the true intention of this rezoning is for, to sell the site or develop it.

Mr. Allison shared that there is only one egress/ingress point off of Bell Road due to other developments coming in in the area. He shared that the Street Transportation Department restricted another egress/ingress point along Bell Road. Mr. Allison shared that the current owner plans to develop the site with a car dealership, not sell the site with new entitlements.

Chairman Joseph Grossman asked what the anticipated opening date is.

Mr. Allison shared that 2022 would be the project completion timeframe.

Mr. Ricardo Romero asked what materials were being used on the elevations.

Mr. Allison said it would match the car dealership next door.

Public Comment:

Ms. Debbie Delwiche, representing the Village Meadows Concerned Citizens Block Watch, shared that the community is on board with this request, but they

have concerns about traffic increasing along 21st Avenue, cut thru traffic and would like speed tables installed. She shared that the applicant was a pleasure to work with.

MOTION: Ms. Ann O'Brien motioned to recommend approval per staff's recommendation for Rezoning Case No. Z-10-20-1. Committee member Mr. Ozzie Virgil seconded the motion.

VOTE: 9-0, motion to recommend approval passed, with Committee Members Grossman, Gardner, Greenberg, Kenney, Levy, Lewis, O'Brien, Romero and Virgil in favor.

Staff comments regarding VPC Recommendation & Stipulations:

None

Stipulations:

1. All building elevations shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, or overhang canopies, as approved by the Planning and Development Department.
2. The developer shall provide a minimum 10-foot landscape setback along the northern site boundary where adjacent to residential zoning. The landscape setback shall be planted with two rows of minimum 60 percent 2-inch caliper trees and minimum 40 percent 3-inch caliper trees planted 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
3. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb 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 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
4. All uncovered surface parking lot areas for customer parking and employee parking, as noted on the site plan date stamped May 19, 2020 shall be landscaped with minimum 2-inch caliper shade trees. Landscaping shall be dispersed throughout the parking area and achieve 35 percent shade at maturity,

as approved by Planning and Development Department.

5. 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.
6. Right-of-way totaling 40 feet shall be dedicated for the east half of 21st Avenue, as approved by the Planning and Development Department.
7. Right-of-way totaling 6 feet shall be dedicated for the south half of the alley along the northern property line, east of 21st Avenue, as approved by the Planning and Development Department.
8. 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.
9. 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.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.
11. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.