



## Village Planning Committee Meeting Summary

### Z-2-23-1

<b>Date of VPC Meeting</b>	April 19, 2023
<b>Request From</b>	R1-6 (Approved P-1) (Pending C-2 SP) and C-1 (Approved C-1) (Pending C-2 SP)
<b>Request To</b>	C-2 HGT/WVR SP
<b>Proposed Use</b>	Self-service storage warehouse, no underlying uses, and a height waiver
<b>Location</b>	Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	13-0

#### **VPC DISCUSSION:**

*Item No. 7 (Z-SP-1-23-1) and Item No. 8 (Z-2-23-1) are companion cases and were heard together.*

No speaker cards were received on this item.

#### **STAFF PRESENTATION**

**Mr. Klimek**, staff, provided an overview of the site, its policy context, the proposal, and the staff recommendations for both rezoning cases.

#### **APPLICANT PRESENTATION**

**Ms. Jessica Sarkissian**, of UPFRONT Planning, introduced herself as representing the applicant and described their public outreach, the proposal, and the rezoning requests. She described the key community concerns as relating to crime and blight issues and explained how the proposal includes CPTED principles such as lighting, perimeter walls, an on-site manager, security cameras, and access fobs for all customers. She added that the request for a height waiver would increase the maximum height from two stories and 30 feet to 36 feet.

## QUESTIONS FROM COMMITTEE

**Committee Member McBride** thanked the applicant for their door-to-door outreach and the inclusion CPTED concepts. She then recommended the dumpsters be fully enclosed including at the top, the perimeter walls include lighting to discourage camping, and that the office be located to provide greater visibility of the site including access points.

**Committee Member Larson** asked if there will be any lighting that shines into the adjacent residential yards. **Ms. Sarkissian** stated that the City of Phoenix does not allow light trespass and that the lighting will comply with the ordinance.

**Committee Member Perez** thanked the applicant for the robust outreach including the door-to-door visits and the bi-lingual notifications. She asked if there will be a manager who resides on the site. **Mr. Alex Kunen**, introduced himself as the owner/developer, stated that the model of having a manager reside on-site is largely antiquated and that the site will utilize technology including security cameras and access fobs to monitor the site.

**Committee Member Freeman** thanked the applicant for their commitment to improving the neighborhood. He asked how height is measured. **Ms. Sarkissian** responded that height is measured to the roof deck and that the proposed height of the building is mostly under 36 feet at the top of parapet.

**Chair Jaramillo** noted that this site was reviewed previously by the committee for a multifamily proposal and asked if the ownership had changed since then. **Mr. Kunen** stated that the ownership has not changed and that the multifamily buyers did not complete their purchase for financial reasons.

## PUBLIC COMMENTS

None.

## APPLICANT RESPONSE

None.

## COMMITTEE DISCUSSION

None.

## MOTION

**Committee Member Matthews** made a motion to approve Z-2-23-1, per the staff recommendation. **Committee Member Perez** seconded.

## VOTE

**13-0-0**; motion to recommend approval of Z-2-23-1, per the staff recommendation, passed with Committee Members Adams, Freeman, Krentz, Larson, Matthews,

McBride, O'Connor, O'Hara, Perez, Veidmark, Whitney, Vice Chair Fogelson, and Chair Jaramillo in favor; none in opposition, and none abstaining.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.