



Village Planning Committee Meeting Summary Z-19-19-6

Date of VPC Meeting	July 2, 2019
Request From	R-3 (1.12 acres)
Request To	A-1 (1.12 acres)
Proposed Use	Manufacturing, office and warehouse
Location	Northeast corner of 51st Street and Taylor Street
VPC Recommendation	Approval, per the staff recommendation and an additional stipulation.
VPC Vote	14-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 cards were submitted in support, wishing to speak.

At this point in the meeting Ms. Hayleigh Crawford arrived bringing the quorum to 14 members.

Ms. Maja Brkovic provided an overview of the request noting the projects location, surrounding uses, surrounding zoning, general plan designation, staff findings and recommendation.

Mr. Adam Baugh, Withey Morris, PLC, representing the applicant, Blue Box Holding, LLC, presented an overview of the request. He explained that the development would include a warehouse building and a billboard sign. He provided an overview of the site plan and explained that the proposed zoning and use was most practical on the site because the site was adjacent to the freeway for much of the property.

Ms. Hayleigh Crawford asked for clarification regarding recycling on the site. Mr. Baugh noted that private waste services would be provided on the site and that there would be a dedicated recycle bin on site for recyclable scrap material.

Ms. Dawn Augusta asked if the site might be used to store or be affiliated to medical marijuana uses. **Mr. Baugh** note the building could not be used for medical marijuana as the property would not be able to meet ordinance requirements.

Ms. Barry Paceley asked if the billboard sign would be electronic. **Mr. Baugh** noted that an electronic sign would require a use permit.

Ms. Andrea Hardy asked how the applicant was going to meet the planting requirement in the PUE. **Ms. Jessi Thornton**, Withey Morris, PLC, noted that the applicant would be abandoning a portion of the PUE and indicated that there were specific plant species that would get planted in the PUE.

Motion:

Mr. Hayleigh Crawford made a motion to approve Z-19-19-6 per staff stipulations with an additional stipulation to require recycling services be provided on site.

Mr. Barry Pacey seconded the motion.

Roll Call:

Yes: Jay Swart, William Fischbach, Greg Abbott, Dawn Augusta, Linda Bair, Hayleigh Crawford, George Garcia, Andrea Hardy, Kathryn Langmade, Lee Miller, Barry Pacey, Christina Eichelkraut, Marc Scher, and Ryan Trauscht.

No: None

Vote: 14-0

Motion approved.

REVISED STIPULATIONS:

1. The development shall be in general conformance with the elevations date stamped April 10, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. All parking shall be located behind the building, as approved by the Planning and Development Department.
3. Any outdoor storage shall be located behind the building and be screened by a minimum 8-foot high decorative masonry wall, as approved by the Planning and Development Department.
4. One framing inspection for the primary building must be approved prior to the issuance of a permit for any off-premise signage.
5. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the 51st Street and Taylor Street frontages, as approved by the Planning and Development Department.
6. 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.

7. If Phase I data testing is required, and 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, the applicant shall conduct Phase II archaeological data recovery excavations.
8. 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.
9. RECYCLING SERVICES SHALL BE PROVIDED ON SITE.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.