



## Village Planning Committee Meeting Summary

### Z-77-18-6

<b>Date of VPC Meeting</b>	February 5, 2019
<b>Request From</b>	C-2 (Pending C-2 SP)
<b>Request To</b>	C-2 SP HGT/WVR
<b>Proposed Use</b>	Self-service storage facility with height waiver for up to 35 feet
<b>Location</b>	Northeast corner of 7th Street and Flynn Lane
<b>VPC Recommendation</b>	No recommendation (Motion to approve per staff's recommendation with additional stipulations failed)
<b>VPC Vote</b>	9-9

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Ms. Maja Brkovic** noted that item numbers 4 and 5 were companion cases and that she would be presenting information on both cases simultaneously but that two separate motions would need to be made. She provided an overview of the request noting the projects location, surrounding uses, surrounding zoning, general plan designation and staff's findings and recommendation.

**Ms. Karen Beckvar** expressed concerns in regard to access from the local streets for the eastern lot. She noted that it did not meet the intent of the special permit district and also identified concerns in regard to parking in the alley. She stated that the conceptual site plan did not meet many of the required development standards. **Ms. Brkovic** noted that the applicant would be required to go through a separate hearing process, a zoning adjustment, to develop the site as currently presented. Otherwise, the applicant could only build a storage facility on the western lot if variances could not be obtained. She noted that the applicant could also pursue an alley abandonment and combine the lots to avoid going through the zoning adjustment process. **Ms. Beckvar** noted that she did not understand why the cases were before the committee or why they received a recommendation from staff considering that many development standards were not being met.

**Mr. Marc Scher** stated the he concurred with Ms. Beckvar's statements and noted that he lived in the area. He indicated that he had concerns regarding the proposed height and asked staff to clarify what the permitted height was for a C-2 zoning district. **Ms. Brkovic** noted that the C-2 district permitted a maximum height of 2 stories and 30 feet

in height. **Mr. Scher** expressed that he had concerns with a building taller than 30 feet at the subject location and noted that it was not the best use for the site.

**Ms. Hayleigh Crawford** pointed out the shade tree stipulation for the parking lot and asked how large the parking area was as it looked to be very small on the site plan.

**Ms. Brkovic** noted that she did not have the square footage for the parking lot area.

**Ms. Crawford** identified that the City of Phoenix adopted a Tree and Shade Master Plan which advised that 25% shade coverage be provided in Phoenix within the next ten years. She noted that the Camelback East Village was only at 16% shade coverage currently and identified that the project would contribute to reduced shade coverage. She also noted that two bicycle parking spaces were not appropriate and that more should have been requested.

**Ms. Beckvar** noted that although she did not mind the request for detached sidewalks along Flynn Lane, she identified the importance of detached sidewalks along 7th street. She noted that the site should be reconfigured so that access was off of 7th Street.

**Mr. Scher** asked what would occur if one of the requests were approved while the other was denied. **Ms. Brkovic** noted that the recommendation would be passed along to the planning commission accordingly. She noted that if the special permit was approved and the height waiver was denied then that would mean that the committee recommended approval for the use but not the height or vice versa.

**Jason Morris**, Withey Morris, PLC, representing the applicant provided an overview of the request noting that the site was largely hidden from view which made it a good location for a self-service storage facility. He noted that he understood that the committee would not have been fond of a PUD for this site, which is why the applicant would be attempting to get variances for the development standards that cannot be met. He noted that the site would not be successful as an office or retail establishment and expressed the need for the redevelopment of the parcel. He noted that the existing building did not meet many of the commercial standards in place today. He stated that the multifamily complex across the street was mostly internalized and that many of the residents would not be affected by the new building. He noted that two meetings were held with neighbors which resulted in a modification to the village hearing date and modifications to the elevations, as requested by the neighbors. He noted that the result was a better design that created an office appearance and included mid-century modern features.

**Mr. Morris** stated that he would be bringing the building down to three stories and 30 feet. He noted that the eastern parcel was planned to be developed first as there is a current tenant on the western parcel. He noted that the traffic generated by storage facilities was less than those typically seen by other commercial uses. He noted that the site had good access from various points and identified that the surrounding properties permitted heights taller than their proposal. He noted that there were two existing self-service storage facilities within a two-mile radius.

**Ms. Beckvar** noted concern with access from the local streets. She also expressed concern with parking in the public alley. She stated that the site should be developed cohesively with access from 7th Street. She expressed concern about moving trucks in the alley and noted that she would have felt more comfortable with the project if the parcels were combined and if the site was accessed from 7th Street.

**Mr. Morris** noted that the site did not have traditional access typically seen for storage facilities. He noted that the site did however have good access with additional ingress and egress points along Flynn Lane, Glendale Avenue and 8th Place. He noted that maneuvering within alleys was a typical characteristic seen in older developments.

**Mr. Lee Miller** asked for clarification in regard to the proposed height. **Mr. Morris** noted that the original application was for 3 stories and 35 feet and was later modified to 3 stories and 33 feet. He indicated that he was before the committee with an updated request for 3 stories and 30 feet.

**Ms. Linda Blair** expressed concern with access off local streets. She also noted concern with the ability of trucks to maneuver in the alley. She noted that the use would add more traffic to the neighborhood and the local streets. She asked why the eastern parcel was being built first. **Mr. Morris** noted that the western parcel currently had a tenant.

**Mr. Darrin Orndorff** asked for clarification in regard to the width of the driveway and alley. **Mr. Morris** noted that the alley was 20 feet of dedicated right-of-way. He noted that if the site was redeveloped that it would result in an additional 3-foot dedication equaling 23 feet.

**Ms. Ashley Nye** noted that she lived near a storage facility and saw limited traffic from the use. She noted that she believed that a storage facility was a good use for the site. She also expressed that the architecture was done well and indicated that the project added value in comparison to the current building.

**Mr. Blake McKee** indicated that he did not have a concern with the access. He noted that a greater amount of traffic would occur with the existing entitlements. He expressed the proposed use would reduce the amount of curb cuts along Flynn Lane, add landscaping and reduce traffic. He noted that he did not have major concerns in regard to the project.

**Vice Chair Fischbach** noted that the alley condition along Sierra Bonita and the encroachment of the parking spaces for the restaurant were a current condition. He noted the condition would remain not matter which building developed first. He asked if the placement of the parking along the north was at the request of the neighbors. **Mr. Morris** noted that the neighbors did not want the parking to be located along Flynn Lane and wanted to keep the back of house oriented toward Glendale Avenue.

**Vice Chair Fischbach** noted that a comment was made in regard to increasing the bicycle parking spaces and stated that increased bicycle parking would be more appropriate for a restaurant use rather than for a storage facility. **Ms. Crawford** noted that she made the comment and indicated that the parking reference was in regard to employees. She asked Mr. Morris how many employees were expected to work at the storage facility. **Mr. Morris** noted that it would be three employees. **Ms. Crawford** noted that if all three employee's road their bike to work, one of the employees would not have an available bicycle parking space. She also expressed concern that recycling was not considered for the facility. **Mr. Morris** noted that additional bike parking could be added. He noted that although recycling was not part of their application, the facility would be recycling.

**Chairman Jay Swart** asked if the owner was present and if they could confirm that recycling would occur, and that added bicycle parking spaces could be added. Mr. Jeff Clements noted that it would be no problem.

**Mr. Scher** asked if there were parking agreements with Sierra Bonita to utilize a portion of the alley, behind the subject property. **Mr. Morris** noted that he believed there were but that they could be removed depending on the result of the development. **Mr. Scher** noted that Sierra Bonita would in turn lose parking spaces. **Mr. Morris** noted that they could gain parking spaces as the peak hours of operation for each facility differed.

**Ms. Sandy Grunow**, Phoenix Mid-Century Modern Neighborhood Association, noted the following comments regarding the project:

- Noted the applicant met with neighbors on two occasions and listened to their concerns and made modifications to the elevations.
- Identified that there were 12 storage units within a 3-mile radius.
- Concern with access from a local street and the potential that the western building be sold off and not developed.
- Indicated that the property needed a proper address.

**Ann Ender**, North Central Phoenix Homeowners Association, noted the following comments regarding the project:

- Concerned about access along local streets.
- Concerned with added traffic in a highly pedestrian area.
- Glendale Avenue is a very busy street that could pose an issue if it was utilized to access the site.

**Wally Graham**, Arcadia Osborn Neighborhood Association, speaking in opposition made the following comments:

- Opposed to any alley access.
- Asked what the turning radius onto Flynn was.
- Asked what the projected trips per day would be for the storage facility and why was the argument being made that it would be lower.

**Alana Berrett**, resident in the area, speaking in opposition, made the following comments:

- Expressed that the site was surrounded by residential neighborhoods.
- Noted that schools were nearby and identified concern with added traffic.
- Noted that there would be an increased danger for pedestrians.
- Asked that a stipulation be added for a pedestrian crossing on 10th Street.

**John Hathaway**, resident in the area, speaking in opposition, made the following comments:

- Indicated concern with traffic on a local street.
- Noted that there has never been egress from 7th Street, only way to get in would be from 8th Place.
- Noted concern with traffic on 7th Street and the ability to access 7th Street from Flynn Lane.

**Larry Whitesell**, resident in the area, speaking in opposition, made the following comments:

- Concern with alley traffic from west to east.
- Concern with added traffic along the alley.

**Kristen Vlasic**, resident in the area, speaking in opposition, made the following comments:

- Noted that she lived on Flynn Lane and that her unit faced the subject site.
- Concerned with access from a local street.
- Concerned about alley traffic and how large trucks would maneuver in the alley.
- Noted that she still had question about where the final access point would be.

**Mr. Morris** noted that storage facilities produced a quarter less traffic compared to traditional uses allowed in the C-2 zoning district. He noted that no multi-axel trucks would be visiting the site. He expressed that the land use was appropriate for the site and would add improvements such as detached sidewalks along Flynn Lane. He noted that the applicant would also be ok with an added stipulation for detached sidewalks along 7th Street. He noted that the project would result in a better site condition. He stated that access was not part of their rezoning application and in the event that they are unsuccessful in attaining a variance for access onto a local street, then the site would need to be redesigned.

**Vice Chair Fischbach** asked for clarification regard the turning radius. **Mr. Morris** noted that an adequate turning radius would be provided.

**Mr. Scher** asked what the operation hours would be. **Mr. Morris** noted that they would be 7 AM to 9 PM or 10 PM, Monday through Friday and 9 AM to 5 PM on the weekends

**Mr. Barry Paceley** noted that he would like to see more landscaping on the site. He noted that the sidewalk along 7th Street should be detached as well. He noted that he liked that the site could easily make right hand turns at all exits. He noted that he would have liked the project if the lots were combined and indicated that the site plan should be taken back to the drawing board.

**Ms. Andrea Hardy** noted concern with the number of variances that would be needed to develop the site as proposed. She indicated the proposal seemed to be trying to place too much onto a small parcel and was lacking in detail.

**Ms. Beckvar** noted that the parcels should be combined to meet the arterial access standard.

## **MOTION:**

**Mr. William Fischbach** made a motion to approve Z-77-18-6 per staff's stipulations and the following additional stipulations:

- Three bicycle parking spaces be provided
- Building height be limited to 3 stories and 30 feet
- A "Do Not Enter", facing east, be placed by Sierra Bonita Grill

- Detached sidewalk along 7th Street be provided.
- Building B shall incorporate the same architecture as building A.
- A shaded pedestrian pathway shall be provided in the parking lot.

**Mr. Daniel Sharaby** seconded the motion.

**Roll Call:**

**Yes:** Jay Swart, William Fischbach, Greg Abbott, Ronda Beckerleg Thraen, Blake McKee, Lee Miller, Ashley Nye, Darrin Orndorff and Daniel Sharaby.

**No:** Dawn Augusta, Linda Bair, Karen Beckvar, Hayleigh Crawford, Andrea Hardy, Kathryn Langmade, Barry Paceley, Marc Scher and Ryan Trauscht.

**VOTE:**

9-9

Motion to approve per staff's stipulations with additional stipulations fails.

No action carries forward.

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

Staff has no comments.