



Village Planning Committee Meeting Summary Z-22-22-8

| | |
|----------------------------|---|
| Date of VPC Meeting | July 11, 2022 |
| Request From | C-1 |
| Request To | C-2 |
| Proposed Use | Commercial uses |
| Location | Approximately 220 feet north of the northeast corner of 59th Avenue and Elliot Road |
| VPC Recommendation | Approval, per the staff recommendation with modifications |
| VPC Vote | 8-0 |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item No. 6, Z-22-22-8, and No. 7, Z-SP-3-22-8, were heard concurrently.

STAFF PRESENTATION

Julianna Pierre provided information regarding the request, location, and surrounding zoning for Rezoning Case No. Z-22-22-8 and Special Permit Case No. Z-SP-3-22-8. She stated that the Special Permit would allow a self-service storage facility comprised of three buildings, and the remainder of the site still subject to Z-22-22-8 would be or future commercial uses. She stated that the site would have enhanced landscaping and the self-service storage facility's roll-up doors would be oriented away from residences. She reviewed the community input, staff findings, recommendation, and stipulations for both cases.

APPLICANT PRESENTATION

Adam Baugh, representative with Withey Morris, PLC, discussed the location, general plan designation, and history of the site for both Z-22-22-8 and Z-SP-3-22-8. He discussed the site layout, noting that the southwest corner of the site will be retained as a future retail parcel. He reviewed the conceptual elevations and project highlights and benefits. He stated that the self-service storage use is an ideal buffer for adjacent residential because it is a low-intensity commercial use. He added that, per discussion with the Committee, the developer was open to adding a stipulation requiring a Planning Hearing Officer hearing for the future commercial portion and a modification to the shading requirement for the 5-foot-wide detached sidewalk along 59th Avenue.

QUESTIONS FROM COMMITTEE

Committee member JoAnne Jensen asked for clarification about community

correspondence. **Vice Chair Linda Abegg** stated that the applicant does community outreach, but staff will typically note that there has been no community correspondence if no emails have been received.

Committee member Linda Abegg asked about increasing shade to 75%. **Adam Baugh** explained that there are space constraints, and it would not be possible to add a second row of trees to provide 75% shade. He stated that they will meet the Ordinance requirement of 50% shading.

PUBLIC COMMENT

Dan Penton appreciated that the elevations were discussed with the LCRD and community input was taken into account. He expressed concerns with the orientation of the primary building considering residential is proposed directly adjacent to the self-service storage facility. He recommended that front of the primary building face south and incorporate four-sided architecture. He also expressed concern regarding the ratio of storage and residential in the Village. He added the commercial that is approved should be revenue generating and usable.

APPLICANT RESPONSE

Adam Baugh clarified that the building is oriented as proposed because there will be a right in-right out entry to the site. He added that a corner of the site is set aside for future commercial and there is zoning across 59th Avenue or future commercial.

MOTION

Committee member Carlos Ortega made a motion to approve Z-22-22-8 with the modification of Stipulation No. 4, regarding review and comment, to instead require a PHO and modification of Stipulation No. 11.a to include language for 50% shading of the detached sidewalk. The motion was seconded by **Committee member Francisco Barraza**.

VOTE

8-0, motion passed; Committee members Abegg, Barraza, Buggs, Hurd, Jensen, Ortega, Perrera, and Rouse in favor.

RECOMMENDED STIPULATIONS

1. The development shall be in general conformance with the site plan date stamped June 30, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. Building elevations shall be developed with a common architectural theme.
4. ~~Building elevations shall be presented for review and comment to the Laveen Village Planning Committee prior to preliminary site plan approval.~~ **THE CONCEPTUAL SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR FUTURE DEVELOPMENT OF THE COMMERCIAL PAD SHALL BE REVIEWED**

AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL WITH SPECIFIC REGARD TO THE INCLUSION OF THE BELOW ELEMENTS. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

A. PEDESTRIAN CONNECTIONS, SHADE, AND ARCHITECTURAL STYLE SHALL BE CONSISTENT WITH THE LAVEEN SOUTHWEST GROWTH STUDY.

5. A 25-foot minimum landscape setback shall be provided along 59th Avenue, as approved by the Planning and Development Department.
6. A minimum 10-foot landscape setback shall be provided along the north and east sides of the site and shall be planted with minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
7. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.
8. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A pedestrian connection shall be provided between the site and the adjacent multifamily development to the east, as approved by the Planning and Development Department.
10. A shared-use path shall be provided along the east side of 59th Avenue in accordance with the city of Phoenix standard trail detail, as approved by the Parks and Recreation and Planning and Development Departments.
11. The developer shall construct a minimum 5-foot-wide detached sidewalk along 59th Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings, **TO PROVIDE A MINIMUM OF 50% SHADE AT MATURITY.**

- b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
12. The developer shall dedicate a minimum of 55-feet for the east half of 59th Avenue, as approved by the Planning and Development Department.
 13. 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.
 14. 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.
 15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff does not support modification of Stipulation No. 11.a because 50% shading is a presumption in the Ordinance. A presumption is a guideline that normally will contain the word "should." Staff typically does not stipulate presumptions because a plan submitted for design review is considered incomplete if it does not incorporate a presumptive element or demonstrate an adequate reason as to why the presumption needs to be overcome.