



**Village Planning Committee Meeting Summary**  
**Z-65-22-6**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	May 2, 2023
<b>Request From</b>	R-4
<b>Request To</b>	PUD
<b>Proposed Use</b>	Office use
<b>Location</b>	Northwest corner of 34th Street and Camelback Road

**VPC DISCUSSION**

*One member of the public registered to speak on this item.*

**APPLICANT PRESENTATION:**

**Mr. Larry Lazarus** representing the applicant with Lazarus & Silvyn, P.C. introduced himself. Mr. Lazarus provided a summary and status of the PUD application, including the current zoning and non-conforming use. Mr. Lazarus mentioned that rezoning to a PUD would allow the site to continue as an allowable use. Mr. Lazarus described the site characteristics, construction and the applicable development standards and the engagement with the adjacent neighborhood representatives. Mr. Lazarus discussed the development of the stipulations and their applicability to this site.

**QUESTIONS FROM THE COMMITTEE:**

**Mr. O'Malley** inquired what would happen in the event of damage to the building. Mr. Lazarus responded that the building would have to be built to the exact conditions that existed prior to any damage.

**PUBLIC COMMENTS:**

**Patrick Harfst**, a resident who lives near the site, shared a concern about the development and asked what would happen to this site in the future if ownership changed. Mr. Harfst expressed his concern that the approved standards could be limiting in the future and thanked Mr. Lazarus and the Committee.

**APPLICANT RESONSE:**

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

## REVISED Village Planning Committee Meeting Summary Z-65-22-6

<b>Date of VPC Meeting</b>	July 11, 2023
<b>Request From</b>	R-4
<b>Request To</b>	PUD
<b>Proposed Use</b>	Office use
<b>Location</b>	Northwest corner of 34th Street and Camelback Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation with additional stipulations
<b>VPC Vote</b>	15-0

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*One member of the public registered to speak on this item.*

**John Roanhorse**, staff, provided an overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning district, and the surrounding uses. Mr. Roanhorse discussed the project’s staff review and stipulations.

**APPLICANT PRESENTATION:**

**Larry Lazarus** representing the applicant with Lazarus & Silvyn, P.C. introduced himself. Mr. Lazarus provided a summary and status of the PUD application, including the current zoning and non-conforming use. Mr. Lazarus noted that the applicant agrees with the stipulations as presented and they have conducted outreach with the adjacent neighborhoods on the details of the project. Mr. Lazarus discussed the architecture, site characteristics and implications if any site changes occurred. Mr. Lazarus discussed why the rezoning was conducted, the legal non-conforming use, applicable development standards and compliance with the rezone action. **Ms. Michelle Green**, with Lazarus & Silvyn, P.C noted the specific area, the building height, and the rear yard setback and stated that they are requesting 3 stipulations to be added to the proposal which include:

- 1) The height of the building will not exceed 40’ 8”
- 2) The building size will not exceed 10,176 square feet
- 3) The building setback line for the north property line will be 110 feet.

QUESTIONS FROM THE COMMITTEE:

None.

PUBLIC COMMENTS:

**Craig Esslinger**, a neighbor that resides on Pasadena Avenue, asked for clarification on the ear setback as measured from the north property line, and the distance was 110 feet.

APPLICANT RESONSE:

**Mr. Lazarus** responded yes, that the rear setback was measured from the north property line and is 110 feet.

COMMITTEE DISCUSSION:

None.

MOTION:

**Committee Member Barry Paceley** motioned to recommend approval of Z-65-22-6 per the staff recommendations with three additional stipulations. **Committee Member Greg Abbott** seconded the motion.

VOTE:

15-0; motion to recommend approval of Z-65-22-6 per the staff recommendation with three additional stipulations passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Czerwinski, Eichelkraut, Grace, Langmade, Miller, O'Malley, Paceley, Schmieder, Wilenchik and Swart in favor.

VPC Recommended Stipulations:

1. An updated Development Narrative for the Chanen Camelback PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 22, 2023 as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:  
  
City Council Adopted: [Add Adoption Date]

- b. Page 8, Section D: Development Standards, D.1. Development Standards Table: Add the following language above the table: "Development shall be consistent with the site plan dated June 22, 2023.
    - c. Page 9, Section D: Development Standards, D.6. Lighting: Revise the language to the following: "Lighting standards from Section 704 and Section 507.Tab A.II.8 of the Phoenix Zoning Ordinance and Section 23-100 of the City Code shall apply."
2. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a 10-foot-sidewalk easement shall be dedicated and a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip along the north side of Camelback Road shall be constructed, as approved by the Planning and Development Department.
3. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a minimum 5-foot-wide sidewalk shall be constructed along the west side of 34th Street, as approved by the Planning and Development Department.
4. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a Traffic Impact Study shall be provided to the City. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
5. If development of the site increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, 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.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
7. 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.

8. **THE HEIGHT OF THE BUILDING WILL NOT EXCEED 40 FEET 8 INCHES.**
9. **THE BUILDING SIZE WILL NOT EXCEED 10,176 SQUARE FEET.**
10. **THE BUILDING SETBACK LINE FOR THE NORTH PROPERTY LINE WILL BE 110 FEET.**

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

Staff recommends that Stipulation Nos. 8 and 9 be incorporated into the PUD narrative by the addition of Stipulation Nos. 1.d and 1.e. Staff does not recommend the addition of Stipulation No. 11, as the minimum rear setback on Page 8 of the PUD narrative, in the Development Standards table is 110 feet.