



## Village Planning Committee Meeting Summary

### Z-SP-1-20-1

<b>Date of VPC Meeting</b>	June 18, 2020
<b>Request From</b>	C-2 (and R-5 (Pending C-2) (2.15 acres)
<b>Request To</b>	C-2 (9.08 acres)
<b>Proposed Use</b>	Auto sales and all underlying C-2 uses
<b>Location</b>	Northeast corner of 21st Avenue and Bell Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation and the deletion of one stipulation.
<b>VPC Vote</b>	9-0

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

*1 speaker card was submitted in favor, wishing to speak.*

**Mr. David Simmons** then went over the companion rezoning case, Z-SP-1-20-1. He went into great detail about the proposed land use for the site, which is planned for an automobile dealership. Mr. Simmons went over how staff; the applicant spent a considerable amount of time going bac and forth on the proposed stipulations to ensure adequate buffers are provided along the northern property boundary abutting residential uses. Mr. Simmons explained that the there are two proposed ingress/egress points along 21st Avenue and one along Bell Road. The site is consistent with the General Plan Lan Use Map designation and is compatible with surrounding uses in the area.

**Mr. Keith Greenberg** asked if this was going to be an Auto Nation.

**Mr. Simmons** stated that he was not aware of the specific user.

#### **Applicant:**

**Mr. Bill Allison**, representing the owner, went over the request in detail for both cases and reiterated many of staff's comments. He went over the case history for the site explaining that a special permit was previously approved on the site for the same use proposed today but was withdrawn as the project was never built. He also shared that the proposed use will have less negative impacts on the surrounding area than the existing plant nursery that is located on the site today. He went over the meeting and hearing schedules and shared that he worked

closely with the neighbors to ensure their concerns were met prior to moving forward to hearings.

**Ms. Michelle Gardner** asked if eh nursery was still the tenant or if they have already vacated.

**Mr. Allison** shared that they are still the tenant and are leasing the site.

**Ms. Gardner** asked if their lease was coming to an end.

**Mr. Allison** stated that he did not know.

**Mr. Ricardo Romero** asked how many jobs this dealership would create.

**Mr. Allison** shared that he did not know, but could ask and get back with eth committee on this.

**Mr. Keith Greenberg** asked where semi-trucks will off load the new cars, on site or in 21<sup>st</sup> Avenue.

**Mr. Allison** shared that cars will be off loaded on site.

**Mr. Ozzie Virgil** asked why there is not a second egress/ingress point off of Bell Road. He also asked what the true intention of this rezoning is for, to sale the site or develop it.

**Mr. Allison** shared that there is only one egress/ingress point off of Bell Road due to other developments coming in in the area. He shared that the Street Transportation Department restricted another egress/ingress point along Bell Road. Mr. Allison shared that the current owner plans to develop the site with a car dealership, not sell the site with new entitlements.

**Chairman Joseph Grossman** asked what the anticipated opening date is.

**Mr. Allison** shared that 2022 would be the project completion timeframe.

**Mr. Ricardo Romero** asked what materials were being used on the elevations.

**Mr. Alison** said it would match the car dealership next door.

#### **Public Comment:**

**Ms. Debbie Delwiche**, representing the Village Meadows Concerned Citizens Block Watch, shared that the community is on board with this request, but they have concerns about traffic increasing along 21<sup>st</sup> Avenue, cut thru traffic and would like speed tables installed. She shared that the applicant was a pleasure to work with.

**MOTION:** Ms. Ann O'Brien motioned to recommend approval per staff's stipulations and removal of Stipulation No. 14 for Rezoning Case No. Z-SP-1-20-1. Committee member Mr. Mark Lewis seconded the motion.

**VOTE:** 9-0, motion to recommend approval passed, with Committee Members Grossman, Gardner, Greenberg, Kenney, Levy, Lewis, O'Brien, Romero and Virgil in favor

**Staff comments regarding VPC Recommendation & Stipulations:**

None

Stipulations:

1. The development shall be in general conformance to the site plan date stamped May 19, 2020, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, or overhang canopies, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 10-foot landscape setback along the northern site boundary where adjacent to residential zoning. The landscape setback shall be planted with two rows of minimum 60 percent 2-inch caliper trees and minimum 40 percent 3-inch caliper trees planted 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
  - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
  - 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. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
5. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave

the parking surfaces and drive aisles shall be provided connecting all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.

6. All uncovered surface parking lot areas for customer parking and employee parking, as noted on the site plan, shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping shall be dispersed throughout the parking area and achieve 35 percent shade at maturity, as approved by Planning and Development Department.
7. A minimum of two inverted-U bicycle racks for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Right-of-way totaling 40 feet shall be dedicated for the east half of 21st Avenue, as approved by the Planning and Development Department.
9. The developer shall not be permitted to modify the median on Bell Road for change in access, unless approved by the Street Transportation Department.
10. Right-of-way totaling 6 feet shall be dedicated for the south half of the alley along the northern property line, east of 21st Avenue, as approved by the Planning and Development Department.
11. As measured from the north extension of the monument line of 21st Avenue (the 21st Avenue that is located south of Bell Road), no driveway shall be permitted along Bell Road within 100 feet east or west (east portion half of the application boundary).
12. The developer shall provide a recorded a vehicular cross access easement for parcels Nos. 208-07-001W, 208-07-082A and 208-07-351 to allow the proposed sites to function cohesively. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
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. ~~The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route including those to the adjacent property to the west. Trees shall be placed in landscape areas to maximize shade coverage for pedestrian pathways, public sidewalks, and bus stops. The above described pathways shall~~

~~be approved by the Planning and Development Department.~~

15. The developer shall reconstruct the bus stop pad and dedicate right of way along westbound Bell Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10-feet. The final location of the bus stop pad shall require approval from the Public Transit Department and be constructed according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
16. 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.
17. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.
18. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.