

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION October 6, 2022

ITEM NO: 9	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-32-22-7 (Companion Case Z-SP-4-22-7) (Continued from 9/1/2022)
Location:	Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road
From:	C-2
To:	C-2 HGT/WVR
Acreage:	2.55
Proposal:	Commercial use with a height waiver
Applicant:	SAFStor Real Estate Company, LLC
Owner:	Dolce Vita Development, LLC
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 8/16/2022 Continued. Vote: 5-2.

Estrella 9/20/2022 Approval, per the staff recommendation with a modification and additional stipulations. Vote: 8-4-1.

Planning Commission Recommendation: Approval, per the Estrella Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chair Mangum made a MOTION to approve Z-32-22-7, per the Estrella Village Planning Committee recommendation.

Maker: Vice-Chair Mangum

Second: Gaynor

Vote: 8-1 (Perez)

Absent: None

Opposition Present: No

Findings:

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial and the Estrella Village Plan Land Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped April 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum building setback of 100 feet shall be required along the south property line.
3. The maximum building height shall be 36 feet- FOR A SELF-SERVICE STORAGE WAREHOUSE FACILITY. ALL OTHER USES SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 2 STORIES NOT TO EXCEED 30 FEET.
4. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape pallet and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
5. The south landscape setback shall be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. Evergreen trees shall be planted within the landscape setback along the south perimeter of the site, as approved by the Planning and Development Department.
7. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. All uncovered surface parking lot area 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 25% shade at maturity, as approved by Planning and Development Department.
9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.
10. All sidewalks along 83rd Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
 - b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. THE DEVELOPER SHALL RESERVE FOUR STORAGE UNITS (MINIMUM SIZE 10 FEET BY 10 FEET) FOR USE BY COMMUNITY ORGANIZATIONS AND/OR PERSONS IN NEED FREE OF CHARGE. OF THESE STORAGE UNITS, ONE STORAGE UNIT MAY BE RESERVED FOR A COMMUNITY ORGANIZATION FOR USE AS A MEETING ROOM; AND THREE STORAGE UNITS (OR FOUR IF THE OTHER UNIT IS NOT BEING USES AS A MEETING SPACE) SHALL BE RESERVED FOR STORAGE PURPOSES FOR PERSONS IN NEED AS INDIVIDUALS BY THE COMMUNITY ORGANIZATION OR DEVELOPER (SUCH AS VICTIMS OF DOMESTIC VIOLENCE OR PERSONS EVICTED FROM THEIR HOME).
12. ANY FUTURE PLANNING HEARING OFFICER ACTION TO MODIFY THESE STIPULATIONS SHALL REQUIRE THE FOLLOWING:
 - A. ENHANCED PUBLIC NOTIFICATION TO INCLUDE NOTICE OF THE APPLICATION TO ALL PROPERTY OWNERS WITHIN 1,000 FEET OF THE SUBJECT SITE AND CITY REGISTERED NEIGHBORHOOD ORGANIZATIONS WITHIN ONE MILE OF THE SUBJECT SITE.
 - B. RECOMMENDATION FROM THE ESTRELLA VILLAGE PLANNING COMMITTEE.
13. THE DEVELOPER SHALL CONSTRUCT A RESTRICTED RIGHT-IN/RIGHT-OUT DRIVEWAY ALONG 83RD AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL COMPLETE THE APPLICATION AND DEDICATE AND CONSTRUCT ALL NECESSARY IMPROVEMENTS WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENTS AND POWER DISTRICT DESIGNATED LANDS OR AS MODIFIED BY THE STREET TRANSPORTATION DEPARTMENT.
- ~~14.~~ 14. 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.
- ~~12.~~ 15. 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.
- ~~13.~~ 16. 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.

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