

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 7, 2023

ITEM NO: 7	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-69-22-6 (Converge Logistics Center PUD) (Companion Case GPA-AF-2-22-6)
Location:	Approximately 1,300 feet north of the northeast corner of 50th Street and Chandler Boulevard
From:	CP/GCP
To:	PUD
Acreage:	29.74
Proposal:	Planned Unit Development (PUD) to allow commerce park uses and select light industrial uses.
Applicant:	Carolyn Oberholtzer, Bergin, Bergin, Frakes, Smalley & Oberholtzer
Owner:	Kyrene Elementary School, District 28
Representative:	Carolyn Oberholtzer, Bergin, Bergin, Frakes, Smalley & Oberholtzer

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 4/24/2023 Information only.

Ahwatukee Foothills 8/28/2023 Approval, per the staff recommendation with a modification. Vote: 6-2.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-69-22-6, per the Ahwatukee Foothills Village Planning Committee recommendation.

Maker: Gorraiz
Second: Vice Chairman Gaynor
Vote: 6-0
Absent: Mangum, Perez, Simon
Opposition Present: No

Findings:

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Industrial / Commerce/Business Park).
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will provide additional employment options and commercial services adjacent to the I-10 Freeway.

Stipulations:

1. An updated Development Narrative for the Converge Logistics Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 11, 2023, as modified by the following stipulations.
 - a. Update title page with the City Council adoption date.
 - b. Page 8, C. List of Uses, 1. Permitted Uses: Update bullet point b. to “The basic processing and compounding of pharmaceuticals, vitamins, or dietary supplements.”
 - c. Page 8, C. List of Uses, 1. Permitted Uses: Update bullet point c. to state the following: All manufacturing is conducted entirely within an enclosed building and the portion of the building devoted to the use is located more than 100 feet from a residential district.
 - d. Page 8, C. List of Uses, 3. Accessory Uses: Delete bullet point b. Semi-trailer outdoor storage.
 - e. Page 10, D. Development Standards, Landscape Standards Table: Update Perimeter Property Lines-South, and West to “Evergreen shrubbery at 4 feet on center which will achieve a minimum 12-foot height upon full maturation.”
 - f. Page 10, D. Development Standards, 3. Shade: Add the following sentence: “Minimum 75% shading of all internal pedestrian walkways by means of vegetation at maturity and/or shade structures if the Electronics Manufacturing use is added to the Project.”
 - G. REMOVE THE FOLLOWING FROM THE USE LIST AND ALL REFERENCES TO THE USE THROUGHOUT THE PUD NARRATIVE: ELECTRONICS MANUFACTURING: MANUFACTURING OR ASSEMBLY OF ELECTRONICS AND/OR LOCKING SYSTEMS, INCLUDING PRECIOUS AND SEMI-PRECIOUS METAL PLATING AS AN ACCESSORY USE.
2. A 20-foot-wide public drainage easement shall be dedicated along the entirety of the parcel abutting the existing 30-foot-wide drainage easement and aligned with the proposed southern access point to 50th Street, as approved by the Planning and Development Department.
3. The developer shall provide, at a minimum, right-of-way for a drainage channel along a portion of the east property boundary. This channel shall connect to the channel proposed within the Interstate 10 right-of-way and the existing channel located south of the existing site. The location of this channel shall be consistent with drainage studies approved or accepted by the Planning and Development Department. If required by the Planning and Development Department, the applicant shall construct the channel only for that portion which is located outside of the ADOT right-of-way.

4. A maximum of three access points shall be permitted onto 50th Street, as approved by the Street Transportation Department.
5. The development shall conform to the recommendations approved by the Traffic Impact Study received May 6, 2021, as approved by the Planning and Development and Street Transportation Departments.
6. The applicant shall submit a new Traffic Impact Study to the City if development plans change and are not reflective of the Traffic Impact Study received May 6, 2021. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
7. 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.
8. 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.
9. Within 60 days of City Council 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.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz 602-602-291-2559, TTY use 7-1-1.