

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 19	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-SP-7-23-6 (Companion Case Z-26-24-6)
Location:	Approximately 210 feet west of the southwest corner of 10th Street and Pasadena Avenue
From:	C-2 and P-1 (Pending C-2)
To:	C-2 SP
Acreage:	0.75
Proposal:	Automobile sales/display, and underlying C-2 commercial uses
Applicant:	Ali Bull, Burch & Cracchiolo, P.A.
Owner:	Chapman Automotive Group, LLC c/o David Bower
Representative:	Ed Bull, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 5/7/2024 Approval, per the staff recommendation, with a deletion. Vote: 19-0.

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

Motion Discussion: N/A

Motion details: Commissioner Hu made a MOTION to approve Z-SP-7-23-6, per the Camelback East Village Planning Committee recommendation.

Maker: Hu
Second: Read
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is consistent with surrounding zoning designations and land uses.
3. The proposal as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.

Stipulations:

1. The required landscape setback adjacent to the east property line shall be planted with minimum 2-inch caliper trees planted 20 feet on center, or in equivalent groupings, as

approved by the Planning and Development Department.

- ~~2.~~ All existing electrical utilities within the public right of way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- ~~3.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or
2. out-of-grade curb, gutter, sidewalk and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- ~~4.~~ All streets within and adjacent to the development shall be constructed with paving,
3. 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.
- ~~5.~~ Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of
4. decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- ~~6.~~ Only landscape materials listed in the Phoenix Active Management Area Low-Water-
5. Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- ~~7.~~ Landscaping shall be maintained by permanent and automatic/water efficient
6. WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- ~~8.~~ A minimum of two green infrastructure (GI) techniques for stormwater management
7. shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
- ~~9.~~ In the event archeological materials are encountered during construction, the developer
8. shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
- ~~10.~~ Prior to final site plan approval, the landowner shall execute Proposition 207 waiver of
9. 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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