

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION January 4, 2024

ITEM NO: 9	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-34-23-5 (Plaza on 32nd PUD)
Location:	Northeast corner of 32nd Avenue and Glendale Avenue
From:	R1-6
To:	PUD
Acreage:	0.49
Proposal:	Planned Unit Development (PUD) to allow retail and office.
Applicant:	Taylor Earl, Earl & Curley, PC
Owner:	KE Investment, LLC
Representative:	Taylor Earl, Earl & Curley, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 9/26/2023 Information only – No quorum.

Alhambra 12/19/2023 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-34-23-5, per the Alhambra Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Perez

Vote: 7-0

Absent: Mangum

Opposition Present: Yes

Findings:

1. The site is appropriately located along a major arterial street.
2. The proposal incorporated standards for Crime Prevention Through Environmental Design in alignment with the Community Safety Plan objectives.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design with the provision of a detached sidewalk on Glendale Avenue for a safer walking environment and the provision of bicycle parking to promote a multimodal environment.

Stipulations:

1. An updated Development Narrative for The Plaza on 32nd 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 December 1, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: December 1, 2023; City Council adopted: [Add adoption date].
 - b. Pages 4, 12, and 13; Move the Crime Prevention Through Environmental Design Section on page 4 to pages 12 and/or 13 Section E. Design Guidelines, under the Site Lighting section.
2. A minimum 50-feet of right-of-way shall be dedicated for the north side of Glendale Avenue, adjacent to the development.
3. All streets within and adjacent to the development shall be constructed 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.
4. 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.
5. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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