

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 12	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-51-21-1
Location:	Southeast corner of 33rd Avenue and Peoria Avenue
From:	C-O
To:	C-2
Acreage:	3.45
Proposal:	Commercial uses
Applicant:	Neil Feaser, RKAA Architects, Inc.
Owner:	Brian Page, Page Holdings, LLC
Representative:	Neil Feaser, RKAA Architects, Inc.

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Mountain** 10/20/2021 Approval, per the staff recommendation with a technical correction.  
Vote: 14-0

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-51-21-1, per the North Mountain Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard  
Second: Mangum  
Vote: 7-0  
Absent: Gorraiz and McCabe  
Opposition Present: No

#### **Findings:**

1. The development is consistent with the Commercial Land Use Map designation in the Phoenix General Plan.
2. The development, as stipulated, advances the purpose of the Tree and Shade Master Plan.
3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The public sidewalk along Peoria Avenue shall be a minimum width of 5 feet, shall be detached with a minimum 10-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
  - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
  - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
  - c. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
43. One bicycle parking space shall be provided per 25 vehicle parking spaces, near building entrances, shaded to 50 percent, and installed per the requirements of Section 1307(H) of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
54. 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.
65. 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.
6. **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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