

Attachment D

REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 13	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-55-21-8
Location:	Approximately 200 feet east of the northeast corner of 11th Street and Washington Street
From:	C-1 TOD-1
To:	WU Code T5:5 EG
Acreage:	0.93
Proposal:	Research and Testing Laboratory
Applicant:	Sky Analytical Laboratories, LLC
Owner:	Clide Calfa, QSS, LLC
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 10/11/2021 Approval, per the staff recommendation with an additional stipulation.
Vote: 13-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-55-21-8, per the Central City Village Planning Committee recommendation.

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

Findings:

1. The proposal to adaptively reuse the existing building on site is consistent with the Land Use Section of the Eastlake-Garfield TOD District Policy Plan.
2. The proposed testing laboratory is within the Eastlake-Garfield TOD District, is near the light rail corridor, and is compatible with the vision of this parcel and area as a site suitable for retrofit.
3. The proposal is consistent with the General Plan Land Use Map designation of Commercial.

Stipulations:

1. Upon site plan approval and permit issuance for any new building(s) or structure(s) on the site, the new building or structure and adjacent landscaping shall be developed in compliance with the Walkable Urban Code (Chapter 13 of the Phoenix Zoning Ordinance), as approved by the Planning and Development Department.
2. 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.
3. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
6. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
7. 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.
8. THE DEVELOPER SHALL INSTALL A MINIMUM OF ONE INVERTED-U BICYCLE RACK (TWO SPACES) FOR GUESTS, PLACED NEAR BUILDING ENTRANCES TO EXISTING BUILDING B AS DEPICTED ON THE SITE PLAN DATED AUGUST 1, 2021 AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.