

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION October 6, 2022

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-37-22-2 (32nd Street EV Body Repair Center PUD)
Location:	Approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive
From:	C-2
To:	PUD
Acreage:	5.05
Proposal:	Planned Unit Development to allow electric vehicle body repair and C-2 commercial uses.
Applicant:	Carolyn Oberholtzer
Owner:	SCLP 32nd Street, LLC
Representative:	Carolyn Oberholtzer

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 8/1/2022 Information only.

**Paradise Valley** 9/12/2022 Approval, per the staff recommendation. Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-37-22-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Perez  
Second: Simon  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the General Plan Land Use Map designation of Commercial.
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 along 32nd Street.
3. The proposed development will provide employment opportunities in the area and within proximity to the Desert Ridge/Kierland employment center.

Stipulations:

1. An updated Development Narrative for the 32nd Street EV Body Repair 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 22, 2022, as modified by the following stipulations.
  - a. Front Cover, add “City Council adopted: [Insert Adoption date]”
  - b. Page 7, Development Standards, revise the last portion of the last sentence to read: “.....and Section 1307.H. (Walkable Urban Code – Bicycle Parking).”
  - c. Page 7 and 14, first foot note, revise the first portion of the sentence to: “Trash enclosures and.....”.
  - d. Page 8, Landscape Standards table, Parking Lot Landscaping standards, add an asterisk next to 10% to indicate that existing parking areas will adhere to Section 702.A.3 per the footnote below the table.
  - e. Page 8, Operational Standards, remove extra period from the first sentence.
  - f. Page 12, Lighting Standards, revise the last portion of the sentence to read: “....shall adhere to Section 704 and 507.Tab.A. standards of the Zoning Ordinance...”.
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. 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.
4. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. 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 Les Scott at 602-261-8980, [leslie.scott@phoenix.gov](mailto:leslie.scott@phoenix.gov) or TTY: Use 7-1-1.