

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 9	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-SP-10-22-5
Location:	Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue
From:	C-2 and C-2 (Approved C-2 SP)
To:	C-2 SP
Acreage:	2.05
Proposal:	Self-service storage facility with underlying C-2 commercial uses.
Applicant:	Evergreen Phoenix Investors II, LLC
Owner:	Evergreen Phoenix Investors II, LLC
Representative:	William Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 12/21/2022 Approval, per the staff recommendation. Vote: 10-0-1.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-SP-10-22-5, per the North Mountain Village Planning Committee recommendation.

Maker: Gaynor
Second: Boyd
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposed zoning is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal will develop an underutilized property and as stipulated, will be compatible with surrounding land uses.
3. The stipulated detached sidewalk and planting standards will make the proposal a compatible addition to the neighboring area.

Stipulations:

1. Building elevations oriented to Northern Avenue shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. The required landscape setback along the south side of the site shall include, in addition to trees, native cacti or similar plants, as approved by the Planning and Development Department.
3. Site lighting shall be provided at building entrances/exits, in the alley, and parking and refuse areas, as approved by the Planning and Development Department.
4. The full length of the western property line shall be comprised of a minimum eight-foot-high block wall and/or exterior building wall, as approved by the Planning and Development Department.
5. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office as depicted on the conceptual site plan date stamped September 1, 2022, 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.
6. The developer shall construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Northern Avenue, planted as specified below and as approved by the Planning and Development Department. 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 shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
7. 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.
8. Prior to final site plan approval, the developer shall coordinate with the Neighborhood Services Department and the Gated Alley Program Manager regarding full funding for the installation of alley gates, as approved by the Neighborhood Services Department and Planning and Development Department.
9. 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.

10. 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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