

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION January 2, 2025

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-110-24-8
Location:	Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue
From:	S-1 BAOD
To:	P-1 BAOD
Acreage:	1.0
Proposal:	Parking Lot
Applicant:	Kay Shepard
Owner:	Patricia Christofolo, 32nd St Property, LLC
Representative:	Kay Shepard

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 12/10/2024 Approval, per the staff recommendation, with modified stipulations and an additional stipulation. Vote: 10-0-1.

Planning Commission Recommendation: Approval, per the staff memo dated December 27, 2024, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-110-24-8, per the staff memo dated December 27, 2024, with a modification to stipulation 17 to strike the word "all".

Maker: Matthews
Second: Jaramillo
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposal, as stipulated, is consistent with character of the Mixed Use Agricultural zoning district, the Baseline Area Master Plan, and the Baseline Area Overlay District.
2. The requested P-1 zoning district is compatible with surrounding zoning and development patterns in the general area.
3. The proposal will add additional parking to address the needs of the MUA development across 32nd Street.

Stipulations:

1. A minimum 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site, EXCLUDING A DRIVEWAY TO THE NORTH, and planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure, ~~AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the current location of the existing RFB, as approved by the Street Transportation Department.
13. 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.
14. 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.
15. 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.
16. Prior to final 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.
17. ~~THE SURFACE OF PARKING STALLS SHOULD BE COMPOSED OF AN ALTERNATIVE TO ASPHALT OR CONCRETE, AS APPROVED BY THE ZONING ADMINISTRATOR. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE APPLICANT SHALL **ALL** APPLY TO USE ALTERNATIVE DUSTPROOFING MATERIALS ON THE SITE.~~

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