

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION October 5, 2023

ITEM NO: 7	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-29-23-7 (Companion Case GPA-LV-2-23-7)
Location:	Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road
From:	S-1 PCD
To:	C-1
Acreage:	7.53
Proposal:	Commercial uses
Applicant:	43rd Ave and Baseline Development, LLC
Owner:	43rd Ave and Baseline Development, LLC
Representative:	Manjula M. Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 9/11/2023 Approval, per the staff recommendation (Addendum A). Vote: 7-1.

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

Motion Discussion: N/A

Motion details: Acting Vice-Chairperson Busching made a MOTION to approve Z-29-23-7, per the Laveen Village Planning Committee recommendation.

Maker: Acting Vice-Chairperson Busching

Second: Gorraiz

Vote: 7-0

Absent: Gaynor and Mangum

Opposition Present: No

Findings:

1. The proposal will develop vacant property and provide a high quality commercial development adjacent to two arterial streets.
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.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the surrounding land uses.

Stipulations:

Overall Site

1. All perimeter street facing building elevations and the south elevation on Lot 5, as depicted on the Site Plan date stamped August 18, 2023, shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
2. Enhanced pedestrian connections and pedestrian circulation shall be provided throughout the site as described below, as approved, or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be a minimum of 5 feet in width
 - b. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Maximum 15-foot high lighting
 - ii. A minimum of one foot candle illumination maintained throughout the pathways.
 - iii. Uniform lighting shall be placed along the entire pathway to avoid bright high glare areas and low visibility dark areas.
 - c. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways in close proximity to the multi-use trails:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance
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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, 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 a pedestrian environment.
5. ~~The primary~~ ALL vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:

- a. Enhanced landscaping planters on both sides, excluding the north side of the entry/exit drive along 43rd Avenue, with a minimum of 250 square feet of landscaping.
 - b. A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
6. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
7. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
10. A minimum of 2% of the required parking spaces shall be EV Capable. This stipulation is applicable to the overall development and shall not be applied on an individual lot basis.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Access points on Baseline Road, adjacent to the development, shall be median restricted to permit right-in/right out turn movements only, as approved or modified by the Street Transportation Department and the Planning and Development Department.
13. The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a

pedestrian environment.

14. The streetscape on both sides of the existing detached sidewalk and the landscape median along Baseline Road shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment

15. All existing overhead power lines 12 kv and smaller in size along the site's Baseline Road frontage shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.
16. All streets within and adjacent to the development shall be constructed 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.
17. 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.
18. 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.

Lots 1, 2, 3, 4, and 6, as depicted on the Site Plan date stamped August 18, 2023

19. Conceptual site plan and elevations for Lot 4 AND LOT 6 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
20. A minimum of 4 bicycle parking spaces per building shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
21. A minimum of 2 of the required bicycle parking spaces per building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

Lot 5, as depicted on the Site Plan date stamped August 18, 2023

22. Conceptual site plan and elevations for Lot 5 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
23. A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
24. A minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

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