

Attachment D

REPORT OF PLANNING COMMISSION ACTION October 3, 2019

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| ITEM NO: 8 | |
| | DISTRICT NO.: 7 |
| SUBJECT: | |
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| Application #: | Z-190-H-84-7 |
| Location: | Southwest corner of 83rd Avenue and Palm Lane |
| From: | PCD (Approved C-2 PCD) |
| To: | C-2 HGT/WVR SP PCD |
| Acreage: | 2.61 |
| Proposal: | Major Amendment to the Amberlea PCD to allow a Special Permit for a self-storage facility, a height waiver to allow 3 stories and 40 feet, and all underlying C-2 uses |
| Applicant: | Brian Greathouse, Burch & Cracchiolo |
| Owner: | Guardian Storage Centers, LLC |
| Representative: | Brian Greathouse, Burch & Cracchiolo |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 9/11/2019 Approval, per the staff recommendation. Vote: 11-1.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-190-H-84-7, per the Maryvale Village Planning Committee recommendation.

Maker: Shank
Second: Johnson
Vote: 8-0
Absent: Montalvo
Opposition Present: No

Findings:

1. The proposal is compatible with the surrounding land use pattern.
2. As stipulated, the additional height will not have adverse impacts on the surrounding properties.
3. As stipulated, the proposal is consistent with the Tree and Shade Master plan due to the tree lined detached sidewalks on the site.

Stipulations:

1. The maximum building height shall not exceed 3 stories and 40 feet.
2. The building elevations shall be in general conformance with the elevations date stamped July 3, 2019, as approved by the Planning and Development Department.
3. A pedestrian path, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided from the office entry connecting to the bus pad to the east, as approved by the Planning and Development Department.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscaped strip area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2-feet providing 75% live cover, as approved by the Planning and Development Department.
5. A minimum 15-foot landscape setback shall be required along the west property line and shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. 25 percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
6. A minimum of 2 inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. Modification of medians will require Street Transportation Department approval, following completion of a traffic engineering analysis and an update to the Amberlea Master Street Plan. In the event that the Palm Lane medians are not approved to be modified to allow access to the site, both ingress and egress will be provided at the 83rd Avenue driveway, as approved by the Streets Transportation Department.
8. Dedicate right-of-way and reconstruct the bus stop pad along southbound 83rd Avenue south of Palm Lane. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 83rd Avenue and Palm Lane as per City of Phoenix Standard Detail P1258.
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.

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