

Attachment D

REPORT OF PLANNING COMMISSION ACTION May 6, 2021

ITEM NO: 14	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-13-21-6
Location:	Southwest corner of 44th Street and Calle Feliz
From:	R1-10
To:	R-O
Acreage:	0.43
Proposal:	Medical Office
Applicant:	Holly Mueller
Owner:	Holly Mueller
Representative:	Brian Greathouse, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 5/4/2021 Approval, per the staff recommendation. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Camelback East Village recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-13-21-6 per the staff recommendation.

Maker: Howard

Second: Johnson

Vote: 9-0

Absent: None

Opposition Present: One registration in opposition; however, they were not present at the meeting.

Findings:

1. The proposed rezoning will allow for an adaptive reuse of a residential property impacted by a major arterial to a viable office use.
2. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.

3. The proposal is consistent with design guideline recommendations of the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study.

Stipulations:

1. Any changes to the footprint of the office building, as depicted on the site plan date stamped April 7, 2021, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
 - b. The office development shall be at a scale and intensity that reflects adjacent residential uses and incorporates architectural features and detailing that are consistent and compatible with existing residential uses in the surrounding area.
2. There shall be a maximum building height of one story and 18 feet.
3. Minimum 2-inch caliper single-trunk shade trees shall be planted 20 feet on center or in equivalent groupings along Calle Feliz and 44th Street, as approved or modified by the Planning and Development Department.
4. A minimum of 75 percent live groundcover shall be provided within all landscape areas.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. A minimum of four 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. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

8. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. The developer shall provide a 10-foot sidewalk easement on the west half of 44th Street, as approved by the Planning and Development Department.
10. If alley access is proposed and approved, the alley shall be paved per local street standards for the limits of the project, as approved by Planning and Development Department.
11. 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.
12. 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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