

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-SP-9-22-7
Location:	Southwest corner of 35th Avenue and Broadway Road
From:	C-2
To:	C-2 SP
Acreage:	5.43
Proposal:	Self-service storage warehouse and underlying C-2 uses.
Applicant:	Stack Storage, LLC
Owner:	Yee Holdings
Representative:	Nathan Frame

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Laveen** 12/12/2022 Approval, per the staff recommendation with additional stipulations. Vote: 9-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-SP-9-22-7, per the Laveen Village Planning Committee recommendation.

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

#### **Findings:**

1. The proposed commercial development is appropriately located at the intersection of two arterial streets with various commercial uses and intensities found in the immediate area.
2. The proposed development will allow the redevelopment of vacant land, providing additional services to the community, while maintaining consistency with the surrounding character of the area.
3. As stipulated, the proposed development will incorporate adequate standards that will help mitigate impacts to surrounding residential uses.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped November 29, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped October 26, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.
4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing alley and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper 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.
6. Where pedestrian pathways cross drive aisles, the pathway 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.
7. A minimum of two 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.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall 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 minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
  - b. Minimum 5-gallon shrubs providing 75% live cover 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.

9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10 feet for the east side of the alley, as approved by the 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. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
15. 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.
16. NO MONUMENT OR GROUND SIGNS SHALL BE PERMITTED ON THE SITE.
17. NO ILLUMINATED SIGNS ARE ALLOWED ON BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED NOVEMBER 29, 2022.

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