

Attachment G

REPORT OF PLANNING COMMISSION ACTION September 2, 2021

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-1-21-7 (Companion Case GPA-LV-1-21-7) (Dobbins Industrial and Tech Park PUD)
Location:	Southwest corner of 63rd Avenue and the South Mountain Avenue alignment
From:	S-1 (Approved R1-8 PCD), S-1 (Approved R-2 PCD), and S-1 (Approved C-1 PCD)
To:	PUD
Acreage:	250.18
Proposal:	Planned Unit Development to allow industrial and technology business park that will allow warehouse and office uses
Applicant:	Adam Baugh, Withey Morris, PLC
Owner:	Williams Family Living 1996 Trust
Representative:	Adam Baugh, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 3/15/2021 Information Only.

Laveen 6/14/2021 Information Only.

Laveen 8/9/2021 Approval, per the staff recommendation with additional stipulations.

Vote: 11-0.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-1-21-7, per the Addendum A Staff Report, with the additional stipulation as read into the record.

Maker: Howard
Second: Perez
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The PUD provides a framework for the development of the site and positions the area for future investment. It will also help further the goal of the city's Community and Economic Development Department of creating a high technology employment corridor

along the Loop 202 freeway.

2. The PUD will help establish the site as a destination for employment uses that maximize the site's proximity to existing transportation infrastructure.
3. The PUD contains standards that ensure development on the site will be consistent with the area's character and compatible with surrounding uses. Additionally, it sets forth design standards for the Dobbins Road frontage that pays homage to Laveen's agricultural heritage.

Stipulations:

1. An updated Development Narrative for the Dobbins Industrial and Tech Park PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 13, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: July 13, 2021; City Council adopted: [Add adoption date].

- b. Page 4, List of Uses, Not Permitted: Replace existing verbiage with the following:

For the purposes of this PUD a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made, assembled or packaged.

Distribution facilities as a primary use shall not be permitted within 500 feet of the property line along Dobbins Road.

THERE SHALL BE NO DISTRIBUTION FACILITIES AS DEFINED BY THIS PUD WITHIN 500 FEET OF 67TH AVENUE, BETWEEN DOBBINS ROAD AND MCCLELLAN RANCH ROAD.

For the remainder of the Phase 1 area, as depicted in Exhibit 7 – Phasing Plan, distribution facilities as a primary use are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 1 area.
- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase I area may be utilized for distribution facility as a primary use.

For the remainder of the Phase 2 area, as depicted in Exhibit 7 – Phasing Plan, distribution facilities are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 2 area.
- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase 2 area may be utilized for distribution facility as a primary use.
- After 6 years from the first building's certificate of completion, the balance of the Phase 2 building area may be utilized for distribution facility as a primary use.

- C. PAGE 5, BUILDING SETBACK, OVERALL PERIMETER & INTERIOR, ADJACENT TO RESIDENTIAL: ADD A NOTE UNDER THE FIRST BULLET THAT READS AS FOLLOWS: "IN THE EVENT THAT A PERIMETER PROPERTY LINE IS NOT ADJACENT TO A STREET, THE PERIMETER BUILDING SETBACKS SHALL BE MEASURED STARTING AT 30 FEET FROM THE PROPERTY LINE."

- D. PAGE 7, MINIMUM LANDSCAPE SETBACKS, B) OVERALL PERIMETER & INTERIOR, ADJACENT TO RESIDENTIAL: ADD A NOTE UNDER THE FIRST BULLET THAT READS AS FOLLOWS: "IN THE EVENT THAT A PERIMETER PROPERTY LINE IS NOT ADJACENT TO A STREET, THE PERIMETER LANDSCAPE SETBACKS SHALL BE MEASURED STARTING AT 30 FEET FROM THE PROPERTY LINE."
 - E. e. Page 11, Site Design/Development: Please include the following as an additional bullet point: "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."
- 2. The developer shall dedicate and construct the following along Dobbins Road:
 - a. Fifty-five feet of right-of-way for the south side, west of 67th Avenue, per Cross Section C Standards.
 - b. Fifty-five feet of right-of-way for the north and south half between 67th Avenue and the south eastern development boundary (65th Avenue alignment), per Cross Section C Standards. Development shall be responsible for any dedication and improvements for intersection designs.
 - c. Right-of-way dedication and construction to be consistent with the approved Traffic Impact Study and Master Street Plan for the north side of Dobbins Road between 65th Avenue alignment and 63rd Avenue.
 - 3. The developer shall dedicate right-of-way and construct the east half of 67th Avenue for the full limits of the project, in accordance with the approved Traffic Impact Study and associated Master Street Plan.
 - 4. The developer shall dedicate right-of-way and construct 63rd Avenue in accordance with the approved Traffic Impact Study and associated Master Street Plan. ~~Development~~ THE DEVELOPER will be responsible for associated General Plan Amendment to the Street Classification Map, AS DETERMINED BY THE APPROVED TRAFFIC IMPACT STUDY.
 - 5. The developer shall dedicate right-of-way and construct Olney Avenue in accordance with the approved Traffic Impact Study and associated Master Street Plan.
 - 6. The developer shall submit Master Street Plan, Phasing Plan and Trails Plan as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, as approved by the Street Transportation Department and Planning and Development Department.

7. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. The TIS shall include signal warrant analysis of abutting and nearby intersection effected as part of this development. The developer shall be responsible for any additional dedications and cost of improvements as required by the approved TIS.
8. The developer shall be responsible for the installation of traffic signals and or escrow funds as identified within the traffic IMPACT study and approved Master Street Plan.
9. Existing irrigation facilities along any existing and or proposed right-of-way are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
10. Connection of trails shall be made to collector streets through clearly defined bicycle and pedestrian routes. Local street connections alone are insufficient to provide this connectivity. This connectivity shall be addressed through the Trails Master Plan.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
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.~~

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.

13. 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.
14. 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.

- 15 ~~43~~. PRIOR TO THE SUBMITTAL OF PRELIMINARY SITE PLAN APPLICATIONS TO THE PLANNING AND DEVELOPMENT DEPARTMENT, THE DEVELOPER SHALL PROVIDE PULTE HOMES WITH A COPY OF ITS SITE PLAN FOR ANY BUILDING WITHIN 500 FEET OF THE 67TH AVENUE ALIGNMENT, FOR THE LENGTH OF THE PROPERTY.
- 16. 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.**

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