

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION March 3, 2022

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-75-21-2
Location:	Approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road
From:	C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, and CP/GCP M-R NBCOD
To:	C-2 NBCOD
Acreage:	1.26
Proposal:	Automotive service facility
Applicant:	Neil Feaser, RKA Architects, Inc.
Owner:	Quick Quack Car Wash Holdings, LLC
Representative:	Greg Clark, KCAS II, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 2/10/2022 Approval, per the staff recommendation. Vote: 3-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-75-21-2, per the North Gateway Village Planning Committee recommendation.

Maker: Gaynor  
Second: Johnson  
Vote: 7-0  
Absent: Gorraiz  
Opposition Present: No

#### **Findings:**

1. The development is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Commerce/Business Park).
2. The C-2 NBCOD zoning district will allow development that is consistent in character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposed development furthers the goals of the Tree and Shade Master Plan by providing 75 percent shading for pedestrian pathways.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped November 22, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the building shall contain a minimum of three building materials as well as architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. All buildings, wall colors, and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. 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.
5. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. A minimum of 75 percent of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping at maturity, or a combination of the two, as approved by the Planning and Development Department.
7. A minimum of two inverted U-bicycle spaces for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Median openings along North Valley Parkway are prohibited unless otherwise approved by the Street Transportation Department.
9. The developer shall provide conduit and junction boxes at the northwest corner of the southern (east/west) collector street and North Valley Parkway for future traffic signal equipment, as approved by the Street Transportation Department.
10. 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.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology 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.
12. 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,

determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

13. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, [Les.scott@phoenix.gov](mailto:Les.scott@phoenix.gov) or TTY: Use 7-1-1.