

Attachment D

REPORT OF PLANNING COMMISSION ACTION April 7, 2022

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-79-21-7 (Companion Case GPA-EST-2-21-7)
Location:	Southeast corner of 27th Avenue and Buckeye Road
From:	C-3 and R-3
To:	A-1
Acreage:	19.88
Proposal:	Light industrial
Applicant:	Merit Partners
Owner:	Murphy School District No. 21
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 3/15/2022 Approval, per the staff recommendations. Vote: 7-0.

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

Motion Discussion: Commissioner Perez made a MOTION to approve Z-79-21-7, per the Estrella Village Planning Committee recommendation.

Motion details: Commissioner Perez made a MOTION to approve Z-79-21-7, per the Estrella Village Planning Committee recommendation.

Maker: Perez
Second: Mangum
Vote: 7-0
Absent: Johnson
Opposition Present: No

Findings:

1. The requested A-1 zoning district would allow uses such as warehousing, manufacturing, and processing, which are consistent in character with the land uses in the surrounding area.
2. The subject site is appropriate for industrial use at the corner of two arterial streets and in close proximity to a freeway, serving as major transportation routes.
3. The development, as stipulated, will improve connectivity in the immediate vicinity of the subject site and incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan and Estrella Village Arterial Street Landscaping Program.

Stipulations:

1. The development shall be in general conformance with the site plan and building elevations date stamped December 21, 2021, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The required landscape setbacks along 27th Avenue and Buckeye Road shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper size trees, five 5-gallon shrubs per tree, and conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards for arterial streets in the Estrella Village, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
3. A minimum 500-square-foot landscaped accent area shall be provided at/near the southeast corner of 27th Avenue and Buckeye Road. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75% live cover, as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper 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.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. One outdoor employee resting area of no less than 400 square feet, or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
7. All perimeter walls visible from street right-of-way shall include material and/or textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
8. The sidewalk along 27th Avenue shall be a minimum of 5 feet in width and detached with a minimum 11-foot 6-inch wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper drought-tolerant shade trees that provide shade to a minimum 75% at maturity.
 - b. Drought tolerant vegetation to achieve 75% live coverage at maturity.
 - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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 sidewalk along Buckeye Road shall be a minimum of 5 feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper drought-tolerant shade trees that provide shade to a minimum 50% at maturity.
 - b. Drought tolerant vegetation to achieve 50% live coverage at maturity.
 - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

10. A minimum of 25 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
11. The development shall retain the existing right-of-way, bus bay, and bus stop pad along eastbound Buckeye Road east of 27th Avenue. The bus bay shall be compliant with City of Phoenix Standard Detail P1256. The attached bus stop pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet.
12. The developer shall dedicate right-of-way and construct one bus stop pad along northbound 27th Avenue north of the Pima Street alignment. 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 south entry intersection according to City of Phoenix Standard Detail P1258.
13. The developer shall dedicate minimum 50 feet of right-of-way and construct the east side of 27th Avenue, as approved by the Planning and Development Department.
14. The developer shall dedicate minimum 50 feet of right-of-way and construct the south side of Buckeye Road, as approved by the Planning and Development Department.
15. Access along Buckeye Road shall be in compliance with the AASHTO guidelines for roadway line of sight, as approved by the Street Transportation Department.
16. The developer shall submit a Traffic Impact Analysis (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. The TIS shall include site access review in compliance with spacing requirements established in the Street Planning and Design Guidelines. The developer shall be responsible for constructing and funding all off-site improvements as recommended by the approved TIS.

17. 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.
18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
19. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
20. 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.
21. 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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