

Attachment E

REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 6	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-57-20-1 (ASLD Supplier Site A PUD)
Location:	Southeast corner of 19th Avenue and Alameda Road
From:	S-1 DVAO and S-1 SP DVAO
To:	PUD DVAO
Acreage:	321.69
Proposal:	Planned Unit Development to allow a mix of industrial and commerce park uses
Applicant:	City of Phoenix, Planning and Development Department
Owner:	Arizona State Land Department
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 11/19/2020 Information Only.

Deer Valley 12/17/2020 Approval, per the staff recommendation. Vote: 7-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-57-20-1, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Johnson
Second: Howard
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.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses and the ongoing operation of the Deer Valley Airport.

3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

Stipulations:

1. An updated Development Narrative for the ASLD Supplier Site A 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 Development Narrative dated December 3, 2020 as modified by the following stipulations.
2. The developer shall dedicate 55 feet of right-of-way and construct the east half of 19th Avenue for the full limits of the project per Cross Section C standards identified on the City of Phoenix Street Classification Map, as modified and approved by the Street Transportation and Planning and Development departments.
3. The developer shall dedicate 40 feet of right-of-way and construct the south half of Alameda Road for the full limits of the project per Cross Section E standards identified on the City of Phoenix Street Classification Map, as modified and approved by the Street Transportation and Planning and Development departments.
4. Prior to preliminary site plan approval for a redevelopment proposal for the northern portion of the site. The developer shall dedicate the appropriate conditional right-of-way to provide legal access to the southern portion of the site (Exponent lease area) to connect to the existing Sarah Bass Place alignment at 19th Avenue. Limits of dedication shall be per design as approved by the Street Transportation Department.
5. Prior to preliminary site plan approval for a redevelopment proposal for the southern portion of the site (Exponent lease area) the developer shall submit an updated Traffic Impact Study (TIS) which will address the potential need for a collector street (Sarah Bass Place Alignment) between 19th Avenue and 7th Avenue. Development will be responsible for all additional dedications and or roadway and signal improvements as identified by the study, as modified and approved by the Street Transportation Department.
6. The developer shall dedicate 55 feet of right-of-way and construct the north half of Pinnacle Peak Road for the full limits of the project per Cross Section C identified on the City of Phoenix Street Classification Map, or/as modified and approved by the Street Transportation and Planning and Development departments.
7. The developer shall be required to dedicate and construct the west half of 7th Avenue for the full project limits per Cross Section D roadway standards identified on the City of Phoenix Street Classification Map. Ultimate dedications and alignment shall be consistent with the approved geometric design for 7th Avenue, as provided by the Street Transportation Department.

8. The developer shall dedicate 60 feet of right-of-way and construct 15th Avenue for the full limits of the project per Cross Section F identified on the City of Phoenix Street Classification Map, or as modified and approved by the Planning and Development Department. The necessity of 15th Avenue dedication and construction may be evaluated for future need, based upon subsequent development submittals and traffic impact analysis.
9. 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 requirements of the study. The TIS shall provide signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, and 19th Avenue and Alameda Road. Development will be responsible for all additional dedications and or roadway and signal improvements as identified by the approved study.
10. The developer shall install underground conduit and install J-boxes for future traffic signal installation at the intersections of 7th Avenue and Pinnacle Peak Road, and 19th Avenue and Alameda Road for future signalization, as approved by the Street Transportation Department.
11. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for dry crossings, as modified and approved by the Street Transportation Department.
12. 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.
13. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along 19th Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
14. The developer shall dedicate right-of-way and construct four bus stop pads at the locations indicated below, as modified or approved by the Public Transit Department. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pads shall be spaced from the intersections indicated below according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to bus stop pads at full maturity.
 - Southbound 7th Avenue north of Sarah Bass Place alignment
 - Southbound 7th Avenue south of Alameda Road alignment

- Northbound 19th Avenue north of Sarah Bass Place alignment
 - Northbound 19th Avenue south of Alameda Road alignment
15. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (eg, construction cranes) and permanent (eg, structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
 16. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
 17. 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.
 18. 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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