

Attachment D

REPORT OF PLANNING COMMISSION ACTION April 7, 2022

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-78-21-8 (Companion Case Z-SP-7-21-8)
Location:	Approximately 375 feet west of the southwest corner of 19th Avenue and Southern Avenue
From:	R1-6 (Approved C-1)
To:	C-2
Acreage:	5.85
Proposal:	Commercial use
Applicant:	Shawn Valk, Platinum Construction
Owner:	Shops at South Mountain
Representative:	Taylor Earl, Earl & Curley, P.C.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 3/8/2022 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-78-21-8, per the South Mountain Planning Committee recommendation.

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

Findings:

1. The proposed commercial development is appropriately located near the intersection of two arterial streets with various commercial uses and intensities.
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. All building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. All building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.
 - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - c. No bay or loading doors shall be located on perimeter building elevations facing a perimeter property line.
 - d. No windows shall be located on perimeter building elevations facing a residential property line.
2. A minimum 25-foot-wide landscape setback shall be provided adjacent to the south and west property lines, planted with minimum 2-inch caliper, large evergreen trees, planted 20-feet on-center or in equivalent groupings to provide a minimum 30-foot solid vertical screen at maturity, as approved by the Planning and Development Department.
3. All perimeter walls visible from the streets shall include material and 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.
4. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size 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.
5. All public sidewalks shall have a minimum 75% shade provided by shade trees at maturity, as approved by the Planning and Development Department.
6. Where pedestrian pathways cross drive aisles, these 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. A minimum 5-foot wide detached sidewalk shall be provided along 19th Avenue and Southern Avenue. A minimum 10-foot wide landscape strip shall be 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 large canopy shade trees planted a minimum of 25 feet on center or in equivalent groupings.

- 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 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.
- 10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.
- 11. 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.
- 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.

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