

Attachment D

REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 16	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-48-20-2
Location:	Southeast corner of 32nd Street and Paradise Lane
From:	R1-14
To:	C-O/G-O HGT/WVR
Acreage:	5.00
Proposal:	Commercial office with a height waiver up to 38 feet
Applicant:	Dennis Newcombe, Beus Gilbert McGroder
Owner:	First Southern Baptist Church of PV
Representative:	Paul Gilbert, Beus Gilbert McGroder PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 12/7/2020 Approval, per the staff recommendation with a modification.
Vote: 19-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-48-20-2, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Mangum
Vote: 8-1 (Busching)
Absent: None
Opposition Present: No

Findings:

1. The proposed development advances the purpose and intent of the North 32nd Street Policy Plan by adding commercial uses along the 32nd Street corridor.
2. The proposed development will provide enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment.

3. The proposal, as stipulated, is compatible with the existing land use pattern in the area and is designed to enhance multimodal transportation along Paradise Lane and 32nd Street and is compatible and sensitive to the surrounding development.

Stipulations:

1. The maximum building height shall be two stories and 38 feet MEASURED FROM THE TOP OF RIDGE.
2. Shade trees placed 20 feet on center or in equivalent groupings shall be planted along the south and east property lines. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
3. A minimum landscape setback of 25 feet shall be required along 32nd Street and a minimum 20 feet shall be required along Paradise Lane, as approved by the Planning and Development Department.
4. All elevations shall contain three of the following architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe details, decorative wooden shutters, or similar features, as approved by the Planning and Development Department.
5. All public sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, 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 with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade at maturity on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane at Phase 2 of the development to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and Development Department.
6. There shall be 25 percent shade in the customer parking lot, as approved by the Planning and Development Department.

7. Perimeter walls shall incorporate stone veneer, stonework, painted or integral color CMU block, decorative block, split face or faux stone, as approved by the Planning and Development Department.
8. The developer shall provide Inverted-U bicycle racks with capacity for a minimum of four bicycles for employees or guests shall located near building entrances for Phase 1 and Phase 2, and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
9. The developer shall provide a bicycle repair station (fix-it station) in an area of high visibility, convenient pedestrian access, and available from the public sidewalk upon development of Phase 2. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. The above conditions shall be approved by the Planning and Development Department.
10. At the time of development of Phase 2, the following shall be provided, as approved by the Planning and Development Department:
 - a. The developer shall consolidate parking lot access to a single 30-foot-wide P1255 driveway to Paradise Lane.
 - b. Access to 32nd Street shall be restricted to right-in/right-out maneuvers only.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.
12. Where pedestrian pathways cross drive aisles, the pathways 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.
13. Pedestrian pathways shall be provided to connect building entrances, public sidewalks and bus stops, using the most direct route for pedestrians, as approved by the Planning and Development Department.
14. The developer shall provide traffic calming to slow vehicle traffic entering and exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
15. 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.

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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