

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 4, 2020

ITEM NO: 17	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-SP-2-20-8
Location:	Northwest corner of 25th Street and Broadway Road
From:	C-2 FCOD RSIOD
To:	C-2 SP FCOD RSIOD
Acreage:	1.29
Proposal:	Special Permit for a mortuary and all underlying C-2 uses
Applicant:	City of Phoenix, Planning Commission
Owner:	Kenia Conner
Representative:	Jeff Stephens - Seaer, Robbins & Stephen, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 5/12/2020 Approval, per the staff recommendation. Vote: 6-4.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve, Z-SP-2-20-8, per the South Mountain Village Planning Committee recommendation with the additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, is consistent with the purpose, intent, and requirements of the Four Corners Overlay District.
3. The development, as stipulated, will provide a comfortable and attractive pedestrian environment with shaded sidewalks and a shaded bus stop area.

Stipulations:

1. The sidewalk along Broadway Road shall be a minimum of 10-feet-wide and detached with a minimum 6-foot-wide landscape area between the sidewalk and the back of curb and a minimum 8-foot-wide landscape area on the north side of the sidewalk, planted with minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The sidewalk along 25th Street shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
3. The bus stop pad on Broadway Road and the detached sidewalks on both 25th Street and Broadway Road shall be shaded a minimum of 50 percent using shade trees, as approved by the Planning and Development Department.
4. Pedestrian pathways connecting the site to the adjacent streets shall be shaded a minimum of 75 percent using shade trees and architectural shade, as approved by the Planning and Development Department.
5. The developer shall plant shade trees in and around the parking area to provide shade for 50 percent of the parking area, as approved by the Planning and Development Department.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall provide clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. The pathways shall connect all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.
8. The developer shall provide traffic calming measures at vehicular points of ingress and egress to slow vehicles departing the development, as approved by the Planning and Development Department.
9. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Broadway Road west of 25th Street. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum

depth of 10 feet. Bus stop pad shall be spaced from the intersection of 25th Street and Broadway Road according to City of Phoenix Standard Detail P1258.

10. The developer shall dedicate a sidewalk easement that is a minimum of 10 feet wide along Broadway Road as approved by the Street Transportation Department and the Planning and Development Department.
11. 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.
12. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.
13. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
14. 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.
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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