

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 12	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-60-22-8
Location:	Northwest corner of 25th Street and Baseline Road
From:	C-1 BAOD
To:	C-2 BAOD
Acreage:	0.96
Proposal:	Automotive service facility
Applicant:	Cassandra Ayres, Berry Riddell, LLC
Owner:	Baseline, LLC
Representative:	Cassandra Ayres, Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
South Mountain 12/13/2022 Denial. Vote: 9-5.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-60-22-8, per the staff recommendation.

Maker: Gaynor
Second: Simon
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the General Land Use Map designation of Commercial.
2. As stipulated, the proposal is consistent with the desired character and goals of the Baseline Area Master Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped November 28, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum of one shaded bench shall be provided along the southern building elevation.
3. Twenty percent of the surface parking lot, exclusive of the required perimeter landscaping, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of 120 square feet in area.
4. Service bays shall be screened from view of the public right-of-way and residential uses with a landscaped berm or a combination of a wall and landscaped berm at least four feet in height, as approved by the Planning and Development Department.
5. Minimum 50-percent 3-inch caliper large canopy shade trees selected from the Baseline Area Master Plan Plant List shall be provided for trees within the required landscape setback.
6. The detached sidewalk along Baseline Road shall be shaded to a minimum 75 percent by vegetative shade at maturity, 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.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department.
8. The developer shall provide a bicycle parking area containing a minimum of four spaces. The bicycle parking area shall utilize a rural equestrian themed design that accommodates lock placement on both wheels and located beneath shading near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
9. Right-of-way totaling 60 feet and a 10-foot sidewalk easement shall be dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
10. The developer shall replenish the existing landscape strip between the back of curb and sidewalk along the north side of Baseline Road, as approved by 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. Where pedestrian pathways cross a vehicular path, the pathways shall be of contrasting materials such as brick or concrete pavers, as approved by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
14. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
16. 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.
17. 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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