

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 23	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-SP-2-22-3
Location:	Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road
From:	C-2
To:	C-2 SP
Acreage:	0.94
Proposal:	Special permit to allow self-service storage and all underlying C-2 uses.
Applicant:	Holdsworth Construction, Inc.
Owner:	North Central Garage Club, LLC
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 6/15/2022 Approval, per the staff recommendation. Vote: 16-0-1.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-SP-2-22-3, per the Addendum A Staff Report.

Maker: Gaynor
Second: McCabe
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposed development, as stipulated, is consistent with the scale of developments in the surrounding area.
2. The proposal, as stipulated, will create a strong pedestrian environment along Hatcher Road with shaded and detached sidewalks to convey pedestrians to the North Mountain Primary Core, Secondary Core, and nearby light rail stations.
3. The development is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. The development shall be in general conformance with the conceptual site plan date stamped ~~June 9, 2022~~, JULY 27, 2022, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual building renderings date stamped June 9, 2022 with specific regard to materials, colors, and horizontal patterns, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. The developer shall dedicate a minimum 25-feet of right-of-way and construct the south half of Palmer Drive, as approved by the Planning and Development Department.
5. The developer shall dedicate a minimum 10-foot-wide sidewalk easement for the north side of Hatcher Road, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk along the north side of Hatcher Road, 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.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with 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, as approved by the Planning and Development Department.
7. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or need to be relocated as part of the project. The developer shall coordinate with the affected utility companies for their review and permitting.
8. 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.
9. 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.

10. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.