

Attachment B

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

December 15, 2021

ITEM NO: 1	
	DISTRICT 1
SUBJECT:	
Application #:	PHO-1-21--Z-128-07-1
Location:	Approximately 800 feet east of 19th Avenue and the Alameda Road alignment
Zoning:	CP/GCP DVAO
Acreage:	5.12
Request:	1) Review of conceptual site plans and elevations per Stipulation 1. 2) Modification of Stipulation 5 regarding dedication of 33 feet of right-of-way for the north half of Alameda Road. 3) Technical corrections to Stipulations 2, 3, and 4.
Applicant:	Ed Bull, Burch & Cracchiolo PA
Owner:	2001 Landgroup LLP
Representative:	Ed Bull, Burch & Cracchiolo PA

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification.

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee opted not to hear this case.

DISCUSSION:

This item was heard concurrently with Item Nos. 2 (PHO-1-21—Z-129-07-1) and 3 (PHO-1-21—Z-18-10-1).

Ali Bull, representative with Burch and Cracchiolo, provided an overview of the three concurrent case areas (PHO-1-21—Z-128-07-1, PHO-1-21—Z-129-07-1, and PHO-1-21—Z-18-10-1) and original rezoning cases. She stated that each case required approval of conceptual site plans. She noted that the applicant worked with the Street Transportation Department to finalize the modifications regarding dedication of right-of-way and provided a summary of each proposal. She stated that the street widths and proposed site plans are consistent with recent approvals and existing streets in the area.

Adam Stranieri, Planning Hearing Officer, stated that the Deer Valley Village Planning Committee opted not to hear the request and no public correspondence had been received.

He stated the proposed conceptual site plan depicts a 66,000 square foot industrial shell building at approximately 32 feet in height. He stated that the development would be consistent with the land use pattern of the surrounding area. He stated that the building elevations include architectural features such as multiple colors, materials, metal canopies, and other façade relief. He stated that the request to modify Stipulation 5 is consistent with the recommendation from the Street Transportation Department.

FINDINGS:

- 1) The applicant submitted a conceptual site plan and building elevations in compliance with Stipulation 1. This stipulation is recommended to be deleted and replaced with a requirement for general conformance to the plans submitted. The conceptual site plan depicts an approximately 66,000 square foot industrial shell building with an approximate height of 32 feet. Vehicular access is provided at two driveways along Alameda Road. Conceptual elevations include architectural features and details such as multiple colors, materials, metal canopies, offsets, reveals, and other façade relief. The proposal is consistent in scale and character with the land use pattern in the surrounding area.
- 2) The request to modify Stipulation 5 is recommended to be approved with a modification to provide current standard language regarding right-of-way dedication. This recommendation is consistent with the recommendation of the Street Transportation Department.

STIPULATIONS:

1.	<p>That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.</p> <p>THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED OCTOBER 22, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
2.	<p>That The developer shall construct all streets within and adjacent to the development (except the frontage road) with paving, curb, gutter,</p>

	sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
3.	That The developer shall provide proof of existence of federal patented right-of-way 33-feet in width along the north side of the east-west midsection line for Alameda Road alignment as approved by the Street Transportation and PLANNING AND Development Services Departments.
4.	That The developer shall comply with requirements of the City's FINANCE DEPARTMENT'S Real Estate DIVISION Department for City's adoption of said patented right-of-way as public streets.
5.	That The developer shall dedicate MINIMUM 40 33 -feet of right-of-way for AND CONSTRUCT the north half of Alameda Road, as approved by the PLANNING AND DEVELOPMENT AND Street Transportation and Development Services Departments.

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