

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 10	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-25-22-8 (Laveen Veterinary Hospital & Clinic PUD) (Companion Case GPA-LV-1-22-8)
Location:	Southwest corner of 43rd Avenue and Baseline Road
From:	S-1
To:	PUD
Acreage:	4.99
Proposal:	Planned Unit Development to allow veterinary hospital and commercial uses.
Applicant:	Evan Ware, Laveen Veterinary Care
Owner:	John Silva Farms Limited Partnership
Representative:	Adam Baugh, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 6/13/2022 Information only.

Laveen 7/11/2022 Approval, per the staff recommendation. Vote: 8-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-25-22-8, per the Laveen Village Planning Committee recommendation.

Maker: Perez
Second: Mangum
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposed development is consistent in scale and character with land uses in the surrounding area to the east and west.
2. The land uses proposed in the PUD will maximize commercial opportunities on land within the Laveen Village that has been vacant since annexation into the City.
3. The proposed commercial uses are appropriate for the site since it has access to an arterial street, 43rd Avenue, and major arterial street, Baseline Road.

Stipulations:

1. An updated Development Narrative for the Laveen Veterinary Hospital and Clinic PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 16, 2022, as modified by the following stipulations:
 - a. Page 7, List of Uses, Accessory: Remove “except the following: drive-through facilities as an accessory use to a restaurant”.
 - b. Page 8, Development Standards Table: Remove building setback standards for structures exceeding two stories or 30 feet.
 - c. Pages 8-9, Development Standards Table: Add a section regarding shade to the table and include the following standards:
 - i. Minimum 75% for pedestrian pathways.
 - ii. Minimum 20% for uncovered surface parking lot areas.
 - d. Page 13: Add a Complete Streets section to address what standards in the PUD promote the Complete Street Guidelines. Explain how the PUD standards specifically improve convenience and comfort, connectivity, sustainability, and green infrastructure.
2. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department and/or Parks and Recreation Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
3. The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 43rd Avenue and south side of Baseline Road with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. The developer shall be responsible for the cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

5. 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.
6. The right-of-way shall be dedicated and a bus bay with attached pad (City of Phoenix Standard Details P1256, P1258, and P1261) constructed along southbound 43rd Avenue, as approved by the Planning and Development Department.
7. 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.
8. 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.