

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION October 10, 2024

ITEM NO: 3	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-87-24-4
Location:	Northwest corner of 36th Avenue and Cambridge Avenue
From:	IND PK
To:	A-1
Acreage:	5.11
Proposal:	Office, fabrication, indoor storage, vehicle/ equipment repair
Applicant:	Dane Brubaker
Owner:	Ellis Johnson, Big Dog Properties, LLC
Representative:	Jordan Greenman, Greenman Law Firm

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 9/11/2024 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-87-24-4, per the Maryvale Village Planning Committee recommendation.

Maker: Matthews
Second: Read
Vote: 7-0
Absent: Busching, James
Opposition Present: No

Findings:

1. The proposal will develop a vacant property and as stipulated will be compatible with surrounding land uses.
2. The proposal will provide employment uses near the Grand Avenue, I-17 and I-10 Freeway corridors, and within a MAG designated Employment Center.
3. The stipulated planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring commerce park area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped June 25, 2024 with specific regard to the 20-foot landscape setbacks along all street frontages, planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, 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 elevations date stamped August 12, 2024, as approved by the Planning and Development Department.
3. One outdoor employee resting area of no less than 400 square feet, or two 200 square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy shade trees and/or architectural shade, as approved by the Planning and Development Department.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 36th Avenue, adjacent to the development.
6. All streets within and adjacent to the development shall be constructed 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.
7. Bicycle parking shall be provided at a rate of two bicycle spaces per 25 vehicle parking spaces through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, 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.
8. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.

12. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
13. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
14. A leak detection device shall be installed for the irrigation of landscape areas 10,000 square feet or greater.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC).
19. 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.
20. Prior to final 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 Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.