

Attachment C

Planning Hearing Officer Summary of March 18, 2020
Application Z-87-08-1
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REPORT OF PLANNING HEARING OFFICER ACTION Adam Stranieri, Planner III, Hearing Officer Julianna Pierre, Planner I, Assisting

March 18, 2020

ITEM 1

DISTRICT 1

SUBJECT:

Application #: Z-87-08-1 (PHO-1-19)
Zoning: CP/BP DVAO
Location: Northwest corner of 27th Avenue and Foothill Drive
Acreage: 5.00
Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped November 14, 2008.
2) Modification of Stipulation 2 regarding general conformance to elevations date stamped November 14, 2008.
3) Modification of Stipulation 3 regarding 2-inch caliper evergreen trees along the north property line.
4) Technical corrections to Stipulations 4, 5, 6, and 7.
Applicant: Michael Root, SPS Plus Architects
Owner: Jon Roberts, J&D Concepts, LLC
Representative: Michael Root, SPS Plus Architects

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended denial as filed and approval with modifications and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee heard this case on January 16, 2020 and recommended approval by a 7-0 vote.

DISCUSSION

Rob Bass, representative with SPS Plus Architects, stated that they presented their case at the February 19, 2020 PHO hearing, but had concerns with a recommendation from the Street Transportation Department regarding driveways and requested a continuance. He stated that he had had ongoing discussions with staff regarding addressing the driveway on 28th Drive and potential traffic impacts. He stated that the driveways on 28th Avenue would have infrequent traffic with only one to two semitrucks utilizing the driveway per week. He added that the primary traffic on the site would be directed to Foothill Drive.

Adam Stranieri stated that he received comments from the Street Transportation Department and Site Planning Division about Stipulation 1, regarding general

conformance to the site plan date stamped November 14, 2008. Mr. Stranieri stated that the condition for nonresidential traffic on local streets is a design guideline in Section 507 Tab A of the Zoning Ordinance. Both the Street Transportation Department and Site Planning Division indicated that the applicant should comply with the design presumption or apply to overcome it during the site plan review process.

Mr. Stranieri stated that the proposed elevations depicted a modernized building design with four-sided architecture. He added that the elevations depicted canopies, store front window design, and more variation than the stipulated elevations.

Mr. Stranieri stated that he had concerns with the modification of Stipulation 3, regarding 2-inch caliper evergreen trees along the north property line, because the applicant's requested modification, which would require an 8-foot wall, is already an Ordinance requirement. He asked if the applicant was comfortable with planting the stipulated trees along the north property line. The applicant stated that there were no issues providing this landscaping. Mr. Stranieri stated that the stipulation would be modified to allow for flexibility regarding what species of tree would be provided along the north property line. He clarified that this stipulation would not preclude the applicant from building an 8-foot wall on the north property line as they had intended.

Mr. Stranieri stated there was an additional recommendation from the Street Transportation Department for the applicant to provide a 40-foot-wide driveway on 27th Avenue and for the driveway to be aligned with the Magnolia Mobile Park Driveway. He added that any need to revise the placement or width of the driveway would be at the discretion of the technical review staff.

FINDINGS

- 1) The original stipulated site plan depicted approximately 61,784 square feet of office and warehouse buildings with a height of 24-feet. The buildings had an approximately 60-foot setback from the north property line, a shared property line with existing single-family residences. The proposed site plan depicts approximately 30,240 square feet of office and warehouse buildings with a height of 30 feet. The buildings have an approximately 120-foot setback from the north property line. The reduced square footage and enhanced setback will mitigate impacts on nearby single-family residential homes. The enhanced setback will also mitigate the increased height.
- 2) The proposed elevations depict four-sided architecture with the use of multiple building materials, canopies, and storefront window designs. They include more variation and elements of visual interest than the stipulated plans. General conformance to the proposed elevations is recommended.
- 3) The applicant's request to delete the enhanced landscaping stipulated along the north property line and replace this with a requirement for an 8-foot tall masonry wall is recommended for denial. Zoning Ordinance section 703.A.3.b.(1) already requires a minimum eight (8) foot solid wall constructed along all common property lines shared with properties zoned for residential uses, if a fence does

not exist at the time of development for properties developed after May 2, 2008. It is not recommended to stipulate existing Ordinance requirements.

Additionally, the existing stipulation represents a modest increase from the standards in the Commerce Park/Business Park zoning district regarding tree size from 15-gallon to 2-inch caliper, and the minimum landscape setback from 5-feet to 8-feet. The stipulation does not enhance the tree spacing requirement. 2-inch caliper trees are appropriate for this setback which is adjacent to existing single-family residential homes. The 8-foot setback is also appropriate to support the evergreen trees already required by the Zoning Ordinance. A modification to this request is recommended to update the standard language for these requirements and allow flexibility regarding tree species.

- 4) The Street Transportation Department recommends an additional stipulation requiring a 40-foot-wide driveway aligned with the Magnolia Mobile Park Driveway on 27th Avenue, in accordance with City of Phoenix Standard Detail P-1255-1.

DECISION: The Planning Hearing Officer recommended denial as filed and approval with modifications and an additional stipulation.

STIPULATIONS

1.	<p>That The development shall be in general conformance with the site plan date stamped NOVEMBER 1, 2019 November 14, 2008, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.</p>
2.	<p>That The development shall be in general conformance with the elevations date stamped NOVEMBER 1, 2019 November 14, 2008, as approved or modified by the PLANNING AND Development Services Department.</p>
3.	<p>That the developer shall provide a minimum of 2-inch caliper evergreen trees placed 20 feet on center, or in equivalent groupings, within a minimum 8-foot landscape setback on the north side of the property as approved by the Development Services Department.</p> <p>A MINIMUM 8-FOOT LANDSCAPE SETBACK WITH MINIMUM 2-INCH CALIPER EVERGREEN OR SIMILAR LARGE CANOPY TREES SHALL BE PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG THE NORTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
4.	<p>THE DEVELOPER SHALL PROVIDE A 40-FOOT-WIDE DRIVEWAY ALIGNED WITH THE MAGNOLIA MOBILE PARK DRIVEWAY ON 27TH AVENUE, IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.</p>

5. 4.	That Right-of-way totaling 25 feet shall be dedicated for the east half of 28th Avenue as approved by the PLANNING AND Development Services Department.
6. 5.	That Right-of-way totaling 30 feet shall be dedicated for the north half of Foothill Drive as approved by the PLANNING AND Development Services Department.
7. 6.	That a 20-foot right-of-way radius shall be dedicated at the northeast corner of 28th Avenue and Foothill Drive as approved by the PLANNING AND Development Services Department.
8. 7.	That The developer shall construct all streets 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 Services Department.

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