

## Attachment B

### REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Bradley Wylam, Planner I, Assisting

December 15, 2021

ITEM NO: 2	
	DISTRICT 1
SUBJECT:	
Application #:	PHO-1-21--Z-129-07-1
Location:	Approximately 1825 feet east of 19th Avenue and the Alameda Road alignment
Zoning:	CP/GCP DVAO
Acreage:	20.41
Request:	<ol style="list-style-type: none"><li>1) Review of conceptual site plans and elevations per Stipulation 1.</li><li>2) Modification of Stipulation 5.a regarding dedicating 33 feet of right-of-way for the north half of Alameda Road.</li><li>3) Modification of Stipulation 5.b regarding dedicating 33 feet of right-of-way for the south half of Parkview Lane.</li><li>4) Modification of Stipulation 5.c regarding dedicating 66 feet of right-of-way for 15th Avenue.</li><li>5) Modification of Stipulation 5.d regarding dedicating 45-foot radius cul-de-sacs on Parkview Lane and Alameda Road.</li><li>6) Technical corrections to Stipulations 2, 3, 4, and 5.</li></ol>
Applicant:	Ed Bull, Burch & Cracchiolo PA
Owner:	North K LLC and 2001 Landgroup LLP
Representative:	Ed Bull, Burch & Cracchiolo PA

### **ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications.

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. 1 (PHO-1-21—Z-128-07-1) 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 noted that the subject property depicted on the conceptual site plan is proposed to develop in conjunction with the property to the east in companion Rezoning Case No. PHO-1-21—Z-18-10-1. He stated the proposed conceptual site plan depicts two industrial shell buildings of approximately 106,200 and 184,400 square feet with an approximate height of 37 feet. He stated this 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 recommendation from the Street Transportation Department regarding Stipulation's 5, 5.a, 5.b, 5.c, and 5.d will need to be modified to incorporate the proposal for Stipulation 5, which is not advertised to be modified. He stated that the modifications to Stipulation 5.a, 5.b, and 5.c are recommended to be approved with a modification and that the deletion of Stipulation 5.d is recommended to be approved. He noted that the recommendation for approval regarding the conceptual site plan does not require the implementation of the cul-de-sac terminations as shown on the plan, but that street construction and design will be approved by the Street Transportation Department.

### **FINDINGS:**

- 1) The applicant submitted a conceptual site plan and building elevations in compliance Stipulation 1. This stipulation is recommended to be deleted and replaced with a requirement for general conformance to the plans submitted. Note that the subject property of this case is proposed to develop in conjunction with the property to the east in Rezoning Case No. PHO-1-21--Z-18-10-1 (companion case also heard on this agenda).

The conceptual site plan depicts two industrial shell buildings of approximately 106,200 and 184,400 square feet with an approximate height of 37 feet. Vehicular access is provided at multiple driveways along 15th Avenue, Alameda Road, and Park View Lane. 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.

Additionally, note that the cul-de-sac terminations shown on the site plan are not intended to be governed by the general conformance stipulation. Parkview Lane to the east and west will connect to adjacent parcels. Street construction and design is to be approved by the Street Transportation Department.

- 2) The requests to modify Stipulations 5.a, 5.b, and 5.c are recommended for approval with modifications to provide current standard language regarding right-of-way dedication. These recommendations are consistent with the recommendation of the Street Transportation Department.
- 3) The request to modify Stipulation 5.d is recommended for approval with a modification to delete the text in its entirety. The Street Transportation Department requested that the 45-foot radius stipulation be removed for Parkview Lane because the parcel to the east is part of the overall redevelopment and therefore no temporary turn around is needed. They noted that Parkview Lane to the west will connect to the existing roadway with no termination. They also noted that temporary termination is not anticipated for Alameda Road since paving plans have already been submitted for the south side of the street. Any desire for a termination will be determined at subsequent site plan review.

**STIPULATIONS:**

1.	<p><del>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.</del></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><del>That</del> The developer shall construct all streets within and adjacent to the development (except the frontage road) 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. All improvements shall comply with all ADA accessibility standards.</p>

3.	<del>That</del> The developer shall provide proof of existence of federal patented right of way 33 feet in width along the following streets as approved by THE Street Transportation and PLANNING AND Development <del>Services</del> Departments to include:	
	a.	North side of the east west midsection line Alameda Road alignment.
	b.	Both sides of the north south midsection line for 15th Avenue located between Parkview Lane and Alameda Road.
	c.	East side of the north south midsection line for 15th Avenue located north of Parkview Lane.
	d.	South side of the Parkview Lane alignment.
4.	<del>That</del> The developer shall comply with requirements of the city's FINANCE DEPARTMENT'S Real Estate DIVISION <del>Department</del> for City's adoption of said patented right of way as public streets.	
5.	<del>That</del> The developer shall dedicate right of ways for properties as approved by THE Street Transportation and PLANNING AND Development <del>Services</del> Departments to include:	
	a.	<del>33</del> MINIMUM 40 feet for the north half of Alameda Road.
	b.	<del>33</del> MINIMUM 30 feet for the south half of Parkview Lane.
	c.	<del>66</del> MINIMUM 60 feet full width for 15th Avenue.
	d.	<del>45-foot radius cul-de-sacs on Parkview Lane and Alameda Road as approved by Street Transportation and Development Services Departments.</del>

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