

Attachment B

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Bradley Wylam, Planner I, Assisting

December 15, 2021

ITEM NO: 3	
	DISTRICT 1
SUBJECT:	
Application #:	PHO-1-21--Z-18-10-1
Location:	Southeast corner of 13th Avenue and Parkview Lane alignments
Zoning:	CP/GCP DVAO
Acreage:	5.16
Request:	1) Review of conceptual site plans and elevations per Stipulation 1. 2) Modification of Stipulation 2 regarding dedicating 40 feet of right-of-way for the north half of Alameda Road and 30 feet for the south half of Parkview Road. 3) Technical correction to Stipulation 3.
Applicant:	Ed Bull, Burch & Cracchiolo PA
Owner:	North K LLC
Representative:	Ed Bull, Burch & Cracchiolo PA

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

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 2 (PHO-1-21—Z-129-07-1).

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 west in companion Rezoning Case No. PHO-1-21—Z-129-07-1. 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 in 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 modification of Stipulation 2 regarding a dedication of right-of-way for the north side of Alameda Road and south side of Parkview Lane be approved with a modification. He stated that splitting the dedication requirements, which results in an additional stipulation will clarify the requirements and is recommended by the Street Transportation Department. 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 with 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 west in Rezoning Case No. PHO-1-21—Z-129-07-1 (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 request to modify Stipulation 2 is recommended to be approved with a modification and additional stipulation to provide current standard

language regarding right-of-way dedication and split the dedication requirements for Alameda Road and Parkview Lane into separate stipulations for clarity. 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 the Planning and Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined through the site plan approval process with the Planning and 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 dedicate MINIMUM right-of-way totaling 40 feet OF RIGHT-OF-WAY AND CONSTRUCT for the north half SIDE of Alameda Road, and that right-of-way totaling 30 feet shall be dedicated for the south half of Parkview Road as approved by the Street Transportation Department and the Planning and Development Services AND STREET TRANSPORTATION Departments.</p>
3.	<p>THE DEVELOPER SHALL DEDICATE MINIMUM 30 FEET OF RIGHT-OF-WAY AND CONSTRUCT THE SOUTH SIDE OF PARKVIEW LANE, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.</p>
4. 3.	<p>That The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, 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>
5. 4.	<p>That The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.</p>

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