

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

January 19, 2022

ITEM NO: 5	
	DISTRICT 7
SUBJECT:	
Application #:	PHO-3-21--Z-6-04-7
Location:	Southeast corner of 107th Avenue and Lower Buckeye Road
Zoning:	C-2
Acreage:	2.29
Request:	1) Review of commercial elevations per Stipulation 7. 2) Technical corrections to Stipulations 3, 4, and 8.
Applicant:	Lauren Proper Potter
Owner:	QuikTrip Corporation
Representative:	Lauren Proper Potter

ACTIONS:

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

Village Planning Committee (VPC) Recommendation: The Estrella Village Planning Committee heard this request on January 18, 2022 and recommended approval with a modification by a vote of 5-0.

DISCUSSION:

Charles Huellmantel, representative with Huellmantel & Affiliates, provided an overview of the Estrella Village Planning Committee's (VPC) unanimous recommendation of approval with a modification. He stated that the commercial elevations are to be reviewed and approved by the Planning Hearing Officer per Stipulation 7. He noted that the proposed elevations are compatible with the surrounding area and noted that there are a variety of architectural details including a brick facade, shade canopy, and a varying roofline for the QuikTrip gas station. A site plan was presented, and Mr. Huellmantel noted that the pedestrian connections depicted on the plan align with the entrances to the building.

Adam Stranieri, Planning Hearing Officer, provided an overview of the Estrella VPC meeting and intent of Stipulation 7 requiring review of commercial elevations. He stated that he recommends approval of the proposed elevations and noted that the QuikTrip is consistent with the scale and intensity of

development in the surrounding area and a variety of architectural details are proposed. He stated that the Street Transportation Department recommended the addition of two stipulations regarding the construction of a 14-foot-wide median island along Lower Buckeye Road and provision of a 5-foot-wide detached sidewalk along Lower Buckeye Road. Mr. Huellmantel noted that an opening would be needed to provide access to the site, but that they could comply with the stipulations. Mr. Stranieri stated that the Public Transit Department recommended an additional stipulation requiring a bus stop pad along Lower Buckeye Road east of 107th Avenue. Mr. Jellies noted concerns with the inclusion of the bus stop due to past conflicts with the Police Department and the Public Transit Department, but he stated that they have no concern with the stipulation. Mr. Stranieri stated he would facilitate communication between these departments and the applicant regarding this concern. Mr. Stranieri noted that the Pedestrian Safety Coordinator with the Street Transportation Department recommended an additional stipulation to require a minimum one pedestrian access point at the intersection of 107th Avenue and Lower Buckeye Road. Mr. Huellmantel noted that two pedestrian access points aligned with the building entrances are proposed on the site but are not directly on the corner. Mr. Stranieri stated that the site plan depicted was not submitted as part of the proposal and that the plan would need to be submitted to reference the site plan regarding the two pedestrian access points.

FINDINGS:

- 1) The applicant submitted conceptual building elevations for review in compliance with Stipulation 7. The proposed elevations are compatible in scale and intensity with the land use pattern in the surrounding area. The elevations depict a variety of architectural details and features such as brick façade, shade canopies, façade relief, varied roofline, and tower elements. Therefore, Stipulation 7 is recommended to be approved with a modification to convert the language to a standard general conformance requirement to the proposed conceptual elevations.
- 2) The Pedestrian Safety Coordinator with the Street Transportation Department recommends one additional stipulation requiring a minimum one pedestrian access point at the intersection of 107th Avenue and Lower Buckeye Road to the site. This stipulation is recommended for inclusion with a modification to require two pedestrian access points, along 107th Avenue and Lower Buckeye Road respectively, as shown on the site plan presented by the applicant during the hearing (plan to be date stamped January 19, 2022). This site plan was not included in the original submittal. The recommended modification is to accommodate the pathways as proposed by the applicant, which are offset from the immediate intersection, but provide clear and direct access to building entrances with minimal interruption by drive aisles. The site layout

proposes fuel canopies near the immediate intersection and a pedestrian pathway in this location would require the pathway to cover a significant distance within drive aisles to connect to building entrances.

- 3) The Street Transportation Department recommends two additional stipulations requiring the developer to provide a median island along Lower Buckeye Road from 107th Avenue to the existing median to the east and a detached sidewalk along Lower Buckeye Road. These stipulations are recommended for inclusion with the specific details as recommended by staff.

Street Transportation Department staff noted that Lower Buckeye Road is a CM classified arterial roadway. The CM Section requires that a landscaped median island be constructed along with a detached sidewalk. The additional stipulations confirm the Street Classification Map requirements. Shaded detached sidewalks support the City Council approved Complete Streets Policy.

During the hearing, the applicant requested that if this stipulation was included it be noted that they require a median break in proximity to the 106th Avenue alignment. There was no conceptual site plan included in this application and therefore no site plan was routed to Street Transportation Department staff as part of this hearing. The proposal for a median break should be evaluated by the appropriate staff during plan review. However, the proposed stipulation language would not preclude a median break if approved by the Planning and Development and Street Transportation Departments.

- 4) The Public Transit Department recommends one additional stipulation requiring a bus stop pad along Lower Buckeye Road east of 107th Avenue. This stipulation is recommended for inclusion with the specific details as recommended by staff.

Public Transit Department staff noted that the subject property is located at the intersection of two arterials streets and that it is policy for the City to require a bus pad or a bus bay at the far side of each of the corners of all arterial intersections subject to the City of Phoenix Standard Detail P1258.

STIPULATIONS:

TRAILS AND LANDSCAPING	
1.	That The development shall conform to the Estrella Village Arterial Street Landscaping program that specifically provides landscaping requirements for Lower Buckeye Road defined in the plan as a village parkway.

2.	That The developer shall provide a 30-foot wide public trail easement along the east side of 107th Avenue and along the south side of Lower Buckeye Road exclusively for public utility easement trail and landscaping unless modified by the Parks and Recreation Department.
RESIDENTIAL	
3.	That The single-family development shall be in general conformance to the site plan date stamped January 15, 2004 as approved or modified by the PLANNING AND Development Services Department.
4.	That A minimum 40 x 40 foot triangular landscape entry area SHALL be provided on each corner at the main entrance to the residential subdivision to be located on 107th Avenue as approved or modified by the PLANNING AND Development Services Department.
5.	That Open space amenities shall be located outside of retention areas.
6.	That The property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the Tolleson Wastewater Treatment Plant and the Phoenix Goodyear Airport. The form and content of such documents shall be reviewed and approved by the city attorney.
COMMERCIAL	
7.	That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process prior to preliminary site plan approval with the Development Services Department. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED DECEMBER 2, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8.	THE DEVELOPER SHALL PROVIDE MINIMUM TWO PEDESTRIAN ACCESS POINTS CONNECTING THE ADJACENT PUBLIC RIGHTS-OF-WAY TO BUILDING ENTRANCES, AS DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 19, 2022, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. 8.	That the commercial site shall be developed with a similar architectural theme. The theme shall assure that the building and canopy colors,

	elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the development. A master architectural theme shall be provided before preliminary site plan approval of the first building, as approved and modified by THE PLANNING AND Development Services Department.
10. 9.	That The development shall conform to the Estrella Village Arterial Street Landscaping program that specifically requires an entry feature on the southeast corner of 107th Avenue and Lower Buckeye Road designated as a gateway intersection in the plan.
STREET IMPROVEMENTS	
11. 10.	That a Right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road.
12. 11.	That a Right-of-way totaling 55 feet shall be dedicated for the east half of 107th Avenue.
13. 12.	That 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 city. All improvements shall comply with all ADA accessibility standards.
14. 13.	That The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
15.	THE DEVELOPER SHALL CONSTRUCT AND LANDSCAPE A 14-FOOT-WIDE MEDIAN ISLAND ALONG LOWER BUCKEYE ROAD FROM 107TH AVENUE TO THE EXISTING MEDIAN TO THE EAST, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
16.	THE DEVELOPER SHALL CONSTRUCT A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK ALONG THE SOUTH SIDE OF LOWER BUCKEYE ROAD TO BE DETACHED WITH A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK. TREES PLANTED IN THE LANDSCAPE AREA ARE TO BE PLACED NEAR THE SIDEWALK TO PROVIDE THERMAL COMFORT FOR PEDESTRIANS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

17.	THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG EASTBOUND LOWER BUCKEYE ROAD EAST OF 107TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF 107TH AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258, AS APPROVED OR MODIFIED BY THE PUBLIC TRANSIT DEPARTMENT.
18.	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.

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