

Attachment E

REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-SP-3-20-2 (Companion Case Z-36-20-2)
Location:	Northwest corner of 32nd Street and Paradise Lane
From:	C-2
To:	C-2 SP
Acreage:	2.45
Proposal:	Special Permit for a self-service storage facility and all underlying C-2 uses
Applicant:	Abigail Ayala, RKAA Architects, Inc.
Owner:	Amerco Real Estate Company
Representative:	Robert W. Kubicek, RKAA Architects, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 8/3/2020 Denial. Vote: 10-2.

Planning Commission Recommendation: Approval, per the staff memo dated September 24, 2020 with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-SP-3-20-2, per the staff memo dated September 24, 2020, with the additional stipulation as read into the record.

Maker: Johnson
Second: Gaynor
Vote: 7-0
Absent: Montalvo, Shank
Opposition Present: No

Findings:

1. The development advances the purpose and intent of the North 32nd Street Policy Plan by adding commercial uses along the 32nd Street corridor.
2. The development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along the west property boundary.

3. The proposal will allow for additional storage options for businesses and residents in the area.

Stipulations:

1. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. No exterior roll up doors shall be permitted for individual storage units.
3. The building setback along the west property line, abutting residential zoning, shall be a minimum of 52 feet.
4. A minimum ~~40-foot~~ 15-FOOT landscape setback shall be provided along the west property line and shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
5. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.
7. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity, as approved by the Planning and Development Department.

8. A 6-foot high decorative wall shall be constructed along the west property line adjacent to residential uses. The wall shall consist of solid masonry or similar material and shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
10. Provide ~~additional~~ windows at the hard corner of 32nd Street and Paradise Lane on the east elevations, AS DEPICTED ON THE ELEVATIONS DATE STAMPED SEPTEMBER 15, 2020 AND as approved by the Planning and Development Department.
11. The developer shall dedicate a 10-foot sidewalk easement for the west side of 32nd Street.
12. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting the primary building entrance and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.
13. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. 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.
15. 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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