

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 22	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-63-21-3
Location:	Approximately 220 feet west of the northwest corner of 19th Avenue and Greenway Road
From:	R-O
To:	C-2
Acreage:	1.37
Proposal:	Pool company with outdoor display
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Owner:	Brian W. Morris
Representative:	Lindsay C. Schube, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 6/9/2022 Approval, per the staff recommendation. Vote: 8-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-63-21-3, per the Deer Valley Village Planning Committee recommendation.

Maker: Johnson
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposed use and zoning district is consistent with development patterns in the area.
2. The proposed development, as stipulated, will provide appropriate screening of the site from public view and adjacent residentially-zoned properties.
3. The proposed zoning is consistent with the goals and policies of the General Plan and Deer Valley Village Character Plan and will provide additional employment opportunities in the village.

Stipulations:

1. Residential density shall be limited to a maximum of 4 dwelling units per acre.
2. A minimum 35-foot-wide landscape setback shall be provided along Greenway Road, 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 consistent with a pedestrian environment.
3. The required landscape setbacks shall be planted with minimum 75% 2-inch caliper and 25% 3-inch caliper size trees and with five 5-gallon shrubs per tree, as approved by Planning and Development Department.
4. All uncovered employee and customer surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees and five 5-gallon shrubs per tree. Landscaping shall be dispersed throughout the parking areas and achieve 20 percent shade at maturity, as approved by Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. The sidewalk along Greenway Road shall be a minimum of 8 feet in width and detached with a minimum 11-foot-wide landscape strip located between the sidewalk and the back of curb, planted to the following standards, as approved, or modified by the Planning and Development Department.
 - a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

7. A minimum of 2 bicycle parking spaces shall be provided through Inverted U, artistic racks, and/or within a secure bicycle storage area. Racks shall be located near a primary building entrance and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
8. The developer shall construct a modified P1243-1 driveway along Greenway Road to restrict access to right-in, right-out and left-in only, as approved by the Planning and Development and Street Transportation Department.
9. 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.

10. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.