

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-64-20-4
Location:	Approximately 490 feet west of the northwest corner of 11th Avenue and Indian School Road
From:	R-5
To:	C-2
Acreage:	0.64
Proposal:	Music Recording Studio
Applicant:	Randy and Laura Smith
Owner:	Randy and Laura Smith
Representative:	Tom Galvin, Rose Law Group

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 3/1/2021 Approval, per the staff recommendation with a delated stipulation.
Vote 12-0.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-64-20-4, per the Encanto Village Planning Committee recommendation, with the additional stipulation as read into the record.

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

Findings:

1. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan as well as policy documents such as the Tree and Shade Master Plan and the Complete Streets Policy.
2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

3. The development, as stipulated, enables the adaptive reuse and preservation of an existing office building in a manner consistent with several core values from the Phoenix General Plan.

Stipulations:

1. Upon any subsequent phase or phases of development that modify the cumulative floor area by more than 15 percent from that depicted on the site plan date stamped November 24, 2020, the sidewalk shall be detached from the back of curb by a landscape area of at least 5-feet in width which shall be improved to the below 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 consistent with a pedestrian environment.
 - a. Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. All required trees shall be a minimum 3-inch caliper.
 - b. At tree maturity, the trees shall shade the sidewalk to a minimum 75 percent
 - c. 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.
2. The developer shall dedicate a 10-foot sidewalk easement along the north side of Indian School Road, as approved by Planning and Development.
3. The south building setback along Indian School Road shall be planted with drought tolerant, minimum 3-inch caliper shade trees, placed 20 feet on center or in equivalent groupings and located to shade the public sidewalk, as approved by the Planning and Development Department.
4. ~~A minimum landscape setback of 10 feet shall be required along the east property line and shall be planted with drought tolerant, minimum 2-inch caliper shade trees, placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.~~
54. A minimum landscape setback of 10 feet shall be required along the north property line and shall be planted with drought tolerant, minimum 2-inch caliper shade trees, placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
65. All rooftop equipment, including existing equipment, shall be screened in accordance with the provisions of Section 507 Tab A of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
76. The developer shall provide a minimum of two Inverted-U bicycle racks located in close proximity to the primary building entrances and installed per the

requirements of Section 1306.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

87. 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.
98. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
109. 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.
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.

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