

Attachment G

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 9	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-5-20-7
Location:	Southwest corner of 32nd Drive and Jackson Street
From:	A-1 SP
To:	A-1
Acreage:	3.66
Proposal:	Rezone to A-1 for light industrial uses (dispatch office and heavy truck parking)
Applicant:	Milos Minic, Integrated Design
Owner:	MAT Transport, Inc.
Representative:	Milos Minic, Integrated Design

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 11/17/2020 Continued. Vote: 7-0.

Estrella 12/15/2020 Continued. Vote: 7-0.

Estrella 1/19/2021 Approval, per the staff recommendation in the Addendum A Staff Report. Vote: 6-0.

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

Motion Discussion: N/A.

Motion details: Commissioner Howard made a MOTION to approve Z-5-20-7, per the Estrella Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Busching
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The proposed development, as stipulated, will provide several site enhancements that would otherwise not be provided through a Special Permit removal process to utilize the underlying industrial zoning on the site approved in 1961.

2. The proposed use is consistent with the development patterns in the area.
3. The proposed development, as stipulated, will provide enhanced landscaping standards along the Jackson Street frontage, furthering the goals of the Estrella Village Plan and Tree and Shade Master Plan.

Stipulations:

1. The maximum building height shall be 30 feet.
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.
3. A MINIMUM 10-foot-wide landscape area shall be provided for the eastern 100 feet of the north property line.
4. A MINIMUM 20-foot-wide landscape area shall be provided for the western 550 feet along the north property line.
5. The Jackson Street landscape area shall be DEVELOPED TO THE FOLLOWING STANDARDS ~~planted with large canopy drought tolerant trees planted with a minimum 25 percent 1-inch caliper, minimum 50 percent 2-inch caliper, and minimum 25 percent 3-inch caliper size and planted 20 feet on center or in equivalent groupings in the front landscape setbacks, as approved by the Planning and Development Department. Trees shall be oriented in a manner that provides the maximum shade possible to the adjacent sidewalk. Two-inch and 3-inch caliper size trees shall be located in a manner that screens semi-truck parking or outdoor uses from public view as much as possible, as approved by the Planning and Development Department.:~~
 - A. MINIMUM 25 PERCENT 1-INCH CALIPER, MINIMUM 50 PERCENT 2-INCH CALIPER, AND MINIMUM 25 PERCENT 3-INCH CALIPER SIZE EVERGREEN TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
 - B. TREES SHALL BE ORIENTED IN A MANNER THAT PROVIDES THE MAXIMUM SHADE POSSIBLE TO THE ADJACENT SIDEWALK.
 - C. TWO-INCH AND 3-INCH CALIPER SIZE TREES SHALL BE LOCATED IN A MANNER THAT SCREENS SEMI-TRUCK PARKING OR OUTDOOR USES FROM PUBLIC VIEW AS MUCH AS POSSIBLE.
 - D. MINIMUM OF FIVE, 5-GALLON SHRUBS PER TREE.
 - E. WHERE UTILITY CONFLICTS EXIST, AN ALTERNATIVE SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT SHALL BE PROVIDED.

6. The developer shall dedicate right-of-way and construct a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements, as approved by the Planning and Development Department.
7. 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.
8. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property.
9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. THE FOLLOWING MINIMUM ELEMENTS SHALL BE PROVIDED AND MAINTAINED BY THE PROPERTY OWNER WITHIN PROXIMITY TO JACKSON STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
 - A. A COMMUNITY GARDEN OF NO LESS THAN 600 SQUARE FEET IN AREA CONTAINING IRRIGATION;
 - B. A SEATING NODE CONTAINING A MINIMUM OF ONE SEATING ELEMENT OR BENCH.
14. ALL SURFACE PARKING AREAS SHALL BE SHADED TO ACHIEVE A MINIMUM 25 PERCENT SHADE AT MATURITY, AS APPROVED BY THE

PLANNING AND DEVELOPMENT DEPARTMENT.

15. THE APPLICANT SHALL PURSUE APPROVAL OF ALTERNATIVE PAVING THAT MINIMIZES HEAT FOR THE SURFACE PARKING AREA. IF TRADITIONAL PAVING IS UTILIZED OTHER DESIGN SOLUTIONS SUCH AS INCREASED SHADE MAY BE UTILIZED TO SHADE PARKING AREAS TO MINIMIZE HEAT ABSORPTION, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. 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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