

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 10	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-138-E-83-5 (Aldea Centre PUD)
Location:	Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment
From:	PUD PCD
To:	PUD PCD
Acreage:	125.30
Proposal:	Major amendment to the DC Ranch Planned Community District to allow an amendment to the Aldea Centre Planned Unit Development to allow recreational vehicle sales, service, and showroom.
Applicant:	David Richert
Owner:	John F. Long Family Revokable Living Trust
Representative:	David Richert

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Maryvale** 8/11/2021 Information only.

**Maryvale** 10/13/2021 Approval, per the staff recommendation with an additional stipulation.

Vote: 6-4.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-138-E-83-5, per the Maryvale Village Planning Committee recommendation.

Maker: Howard

Second: Johnson

Vote: 7-0

Absent: Gorraiz and McCabe

Opposition Present: No

#### **Findings:**

1. The proposed recreational vehicle sales use is consistent with the goals of the Aldea Centre PUD to promote commercial, and employment uses.
2. This proposal provides for additional employment options in the Maryvale Village and is located near a Major Employment Center.
3. The proposal for the RV sales use includes several development standards that exceed

conventional Zoning Ordinance standards such as increased landscape and shading standards.

Stipulations:

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 2, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:  
  
Major Amendment Z-183-E-83  
Submitted: March 18, 2021  
2nd Submittal: June 30, 2021  
Hearing Draft: September 2, 2021  
City Council Adopted: [Add Adoption Date]
  - b. Page 35, Performance Standards for Recreational Vehicle and Towable Trailer Sales, Standard No. 3: Update the minimum caliper size to 50% 2-inch caliper and 50% 3-inch caliper for the landscape setback.
  - c. Page 36, Performance Standards for Recreational Vehicle and Towable Trailer Sales, add the following language as Standard No. 8: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
  - D. PAGE 56, APPROVED PLANT MATERIAL LIST: REMOVE "DATE PALM" AND "MEDITERRANEAN FAN PALM" FROM THE TREE AND ACCENTS CATEGORIES.
2. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 99th Avenue south of Montebello Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.
3. 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.
4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. 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.

#### **PCD Stipulations**

9. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
10. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.