

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Bradley Wylam, Planner I, Assisting

May 18, 2022

ITEM NO: 2

DISTRICT 5

SUBJECT:

Application #: PHO-2-22--Z-33-06-5
Location: Northwest corner of 115th Avenue and Indian School Road
Zoning: CP/GCP
Acreage: 6.63
Request: 1) Modification of Stipulation 1 regarding general
conformance with the site plan date stamped September
17, 2019.
2) Technical correction to Stipulation 5.
Applicant: Shawn Valk, Platinum Construction
Owner: Hope Community Services Inc.
Representative: Taylor Earl, Earl & Curley PC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Maryvale Village Planning Committee heard this request on May 11, 2022 and recommended approval by a vote of 6-1.

DISCUSSION:

Taylor Earl, representative with Earl & Curley PC, provided an overview of the subject site and surrounding uses specifically noting the existence of the mining operations to the north of the subject site. He stated that the site is vacant and has collected litter and debris. He introduced the proposed request language. He provided a review of the site plan stipulated in the original rezoning case, as well as the site plan stipulated in PHO-1-19—Z-33-06-5 which depicted a behavioral health services facility. He stated that although the stipulated site plan depicts a quality project, it did not develop in part due to the mining operations adjacent to the site. He stated that the proposed self-service storage facility would not be impacted by the mining operations nearby and would act as a buffer use between the mining and nearby commercial and residential developments. He stated that the proposed site plan depicts an approximately 109,514 square foot self-service storage building with smaller buildings that provide individually accessed storage

units along the north and east. He stated that there will be RV storage units along the west. He stated that Stipulation 2 requires that the building elevations are to be presented to the Maryvale Village Planning Committee (VPC) for review and comment and that the developer will complete that requirement prior to final site plan review. He stated that the demand for self-service storage facilities is increasing and that this location is ideal due to its proximity to nearby communities. He discussed housing trends, demographic trends, and economic trends that are all driving demand for new storage options in similar communities.

Adam Stranieri, Planning Hearing Officer, stated that no public correspondence was received and that the Maryvale VPC recommended approval by a vote of 6-1. He stated that there were no department comments of note. He discussed the 2019 site plan and noted that the proposed development is similar to the site plan that was stipulated in the original rezoning case in 2006. He stated that the proposed storage use would be minimally impacted by the existence of the mining operations nearby. He stated that the proposal is compatible with its location along a major arterial and would buffer residents to the south from the mining operations to the north. He recommended that the proposed site plan be approved. He stated that a Recorded Proposition 207 Waiver is still required prior to preliminary site plan approval and is recommended to be added as a stipulation.

FINDINGS:

- 1) The request to modify Stipulation 1 is recommended to be approved. The stipulated site plan depicted a behavioral health service facility designed in a campus environment with multiple buildings and outdoor activity spaces. This use did not develop, and the property remains vacant. The proposed conceptual site plan depicts a self-service storage facility consisting of an approximately 109,514 square foot building oriented along Indian School Road, multiple smaller, individually accessed storage units along the north and east, and RV storage units along the west. The proposal is compatible with its location along a major arterial and may serve to screen residents in the surrounding area from active mining uses to the north of the subject site.

STIPULATIONS:

1.	The development shall be in general conformance with the site plan date stamped APRIL 4, 2022 September 17, 2019 , as modified by the following stipulations and approved by the Planning and Development Department.
2.	Building elevations shall be presented to the Maryvale Village Planning Committee for review and comment prior to final site plan approval, as approved by the Planning and Development Department.

3.	Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the Planning and Development Department.
4.	The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the Planning and Development Department.
5.	The site shall conform to the C-2 landscaping standards IN Zoning Ordinance Section 623.E.4.e along the site's street frontage, as approved by the Planning and Development Department.
6.	The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
7.	The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
8.	The developer shall dedicate a 30-foot multi-use trail easement and construct a 10-foot wide multi-use trail along the west side of 115th Avenue in accordance with City of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.
9.	Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.
10.	The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11.	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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