

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION October 5, 2023

ITEM NO: 11	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-36-23-4 (Companion Case Z-SP-4-23-4)
Location:	Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road
From:	C-2 (Pending C-2 SP)
To:	C-2 SP HGT/WVR
Acreage:	2.12
Proposal:	Self-service storage warehouse with underlying C-2 commercial uses and a height waiver.
Applicant:	Matthew Sargent, RKAA Architects, Inc.
Owner:	43rd Avenue Holdings, LLC
Representative:	Matthew Sargent, RKAA Architects, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 9/13/2023 Approval, per the staff recommendation. Vote: 8-1.

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

Motion Discussion: N/A

Motion Details: Acting Vice-Chairperson Busching made a MOTION to approve Z-36-23-4, per the Maryvale Village Planning Committee recommendation.

Maker: Acting Vice-Chairperson Busching

Second: Gorraiz

Vote: 7-0

Absent: Gaynor and Mangum

Opposition Present: No

Findings:

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding commercial height and uses.
3. The proposal will incorporate elements and improvements as part of City policies such as the Tree and Shade Master Plan, Complete Streets Guiding Principles, Comprehensive Bicycle Master Plan, Transportation Electrification Action Plan, and Phoenix Climate Action Plan.

Stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped June 1, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 45 feet.
3. 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.
4. All pedestrian pathways shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
5. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include access to a standard electrical receptacle for electric bicycle charging capabilities.
8. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
9. A minimum of 5% of the required parking spaces shall be EV Ready.
10. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
11. 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.
12. 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.