

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 12	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-48-19-8
Location:	Northwest corner of 25th Street and Southern Avenue
From:	Ind. Pk.
To:	C-2
Acreage:	2.64
Proposal:	Auto parts retail store
Applicant:	Dennis Newcombe, Beus Gilbert, PLLC
Owner:	25th Street and Southern, LLC
Representative:	Paul E. Gilbert, Beus Gilbert, PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 11/12/2019 Approval, per the staff recommendation with an additional stipulation and comment. Vote: 8-4.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-48-19-8, per the South Mountain Village Planning Committee recommendation with an additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
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, will develop a long-vacant parcel and produce an attractive and a well-shaded street frontage that includes comfortable sidewalks.

Stipulations:

1. All elevations of all buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The developer shall preserve and enhance the existing industrial park monument sign with a minimum 700 square foot landscaped area with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department.
3. A minimum 25-foot landscape setback shall be required adjacent to Southern Avenue and 25th Street and planted with large canopy shade trees. Fifty percent of the trees shall be minimum three-inch caliper and 50 percent shall be minimum four-inch caliper. Trees shall be placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. The public sidewalk shall be detached from Southern Avenue by a minimum eight-foot-wide landscape area and from 25th Street by a minimum five-foot-wide landscape area located between the sidewalk and back of curb; the landscape areas shall be planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum three-inch caliper large canopy, single-trunk shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent.
 - b. Drought tolerant shrubs and vegetative cover with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. The developer shall provide accessible pedestrian pathways, as described below and as approved by the Planning and Development Department:
 - a. Pathways shall connect the front entrances of all buildings developed on the site.
 - b. For sites with frontage on two public streets, a pathway shall be provided to both public streets.

- c. Exclusive of drive aisle and parking area crossings, pathways shall be shaded to a minimum 50 percent by shade trees at plant maturity. For pathways adjacent to buildings, architectural shade may comprise a maximum of 50 percent.
 - d. Where pathways cross drive-aisles and parking areas, the pathway shall be constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall construct a dual curb ramp at the northeast corner of 25th Street and Southern Avenue (Standard Detail P-1236) and, if needed, dedicate associated right of way, as approved by the Planning and Development Department.
8. 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.
9. The developer shall record a Notice to 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 or tenants of the property.
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 the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, 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 ROOFING MATERIAL SHALL BE WHITE AND REFLECTIVE SO AS TO REDUCE THE URBAN HEAT ISLAND EFFECT.
14. 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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