

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 14	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-59-20-6
Location:	Approximately 130 feet west of the southwest corner of 16th Street and Bethany Home Road
From:	PSC
To:	C-2
Acreage:	8.80
Proposal:	Rezone to C-2 for commercial uses
Applicant:	Bill Allison, Withey Morris, PLC
Owner:	James Shough, 16 Bethany Station, LLC
Representative:	Bill Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/5/2021 Approval, per the staff recommendation with modifications and an additional stipulation. Vote: 18-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-59-20-6, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Busching
Vote: 8-0
Absent: Johnson
Opposition Present: Yes

Findings:

1. The proposal will increase the intensity of permitted uses at a site which is appropriately located at the intersection of two arterial streets and will be compatible with the commercial sites on the other corners of this intersection.

2. As stipulated, the proposal will include replenishing the tree canopy on the site to provide more shade for pedestrians and help reduce the urban heat island effect.
3. The proposal is consistent with the General Plan Land Use Map designation and with the surrounding land uses.

Stipulations:

1. Prior to the issuance of permits for tenant improvements, the existing landscape planters along the 16th Street and Bethany Home Road frontages shall be replenished to provide landscaping in accordance with the C-2 zoning district standards for planting type, size and quantity. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
2. Prior to the issuance of permits for tenant improvements, existing parking lot planters shall be replenished to meet Zoning Ordinance commercial standards per Section 623.E of the Zoning Ordinance, as approved by the Planning and Development Department.
3. Bicycle parking at a rate of one bicycle space per 25 vehicle parking spaces, with a maximum of 25 spaces shall be provided on site. These may be inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests and employees. These facilities shall be located near building entrances, installed per the requirements of Section 1307.H of the Zoning Ordinance, and approved by the Planning and Development Department.
4. The bus stop pad, shelter, furniture, and refuse container along southbound 16th Street, south of Bethany Home Road, shall be retained in its current condition. Trees shall be placed near the bus stop pad to provide 50 percent shade coverage at maturity. Any relocation of the bus stop pad or associated structures shall be as approved by the Public Transit Department.
5. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and bus stops, using the most direct route for pedestrians, as approved by the Planning and Development Department.
6. 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.
7. All pedestrian pathways shall be shaded by trees or shade structures to provide a minimum of 75 percent shade at maturity.

8. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Bethany Home Road, prior to ~~final site plan approval~~ for any future MAJOR SITE PLAN AMENDMENT ~~development~~ on the site.
9. The developer shall dedicate a 10-foot-wide sidewalk easement for the west side of 16th Street, prior to ~~final site plan approval~~ for any future MAJOR SITE PLAN AMENDMENT ~~development~~ on the site.
10. 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.
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. ANY RESIDENTIAL DEVELOPMENT SHALL REQUIRE PUBLIC NOTICE AND HEARINGS THROUGH THE PLANNING HEARING OFFICER PROCESS, PER SECTION 506.B.3 OF THE PHOENIX ZONING ORDINANCE, INCLUDING A RECOMMENDATION FROM THE CAMELBACK EAST VILLAGE PLANNING COMMITTEE.
13. 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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