

Attachment D

REPORT OF PLANNING COMMISSION ACTION May 6, 2021

ITEM NO: 10	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-SP-7-20-3
Location:	Approximately 140 feet north of the northeast corner of 19th Avenue and Cheryl Drive
From:	C-2
To:	C-2 SP
Acreage:	2.37
Proposal:	Special Permit to allow auto sales and rental, and all underlying C-2 uses.
Applicant:	Grant L. Olds Architects
Owner:	Native Arizonan Acquisitions V, LLC
Representative:	Drew Wood

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 4/21/2021 Approval, per the staff recommendation. Vote: 13-1.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-SP-7-20-3, per the North Mountain Village Planning Committee recommendation, which the additional stipulation as read into the record.

Maker: Howard

Second: McCabe

Vote: 9-0

Absent: None

Opposition Present: Five registrations in opposition; however, they were not present at the meeting or did not speak.

Findings:

1. This proposal provides for additional employment options in the North Mountain Village and supports the economic development goals of the North Mountain Redevelopment Area Plan.
2. The proposal to reuse the existing building on site will activate an underutilized property that is compatible with the surrounding area.

3. The stipulated planting standards along 19th Avenue will increase pedestrian safety and comfort.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 29, 2020, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. The development shall provide a minimum of four bicycle parking spaces. The racks shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
4. The developer shall replenish the existing landscape island, located behind the back of curb, with minimum 2-inch caliper large canopy shade trees placed minimum 20 feet on center and near the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department. 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 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.
6. The Public Transit Department shall retain right-of-way and bus stop pad along northbound 19th Avenue north of Cheryl Drive. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Trees shall be placed to provide 50 percent shade coverage to bus stop pad at full maturity. Relocation, modification, and/or reconstruction of the bus stop shall require prior authorization from the Public Transit Department.
7. 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.
8. 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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