

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION January 9, 2020

ITEM NO: 6	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-104-I-75-3
Location:	Northwest corner of 19th Avenue and Grandview Road
From:	PCD (Approved C-2 PCD), PCD (Approved Ind. Pk. PCD), PCD (Approved A-1 PCD)
To:	C-2 PCD, CP/GCP PCD, A-1 PCD
Acreage:	95.57
Proposal:	Major Amendment to the Northgate PCD to allow commercial, commerce park, and industrial uses
Applicant:	Jeff Blilie, Beus Gilbert, PLLC
Owner:	Sunbelt Land Holdings, LP
Representative:	Jeff Blilie, Beus Gilbert, PLLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Deer Valley** 12/19/2019 Approval, per the staff recommendation. Vote: 8-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-104-I-75-3, per the Deer Valley Village Planning Committee recommendation with the additional stipulation as read into the record.

Maker: Shank  
Second: Montalvo  
Vote: 8-0  
Absent: Mangum  
Opposition Present: No

#### **Findings:**

1. The request is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Industrial) and supports multiple General Plan goals and policies.
2. The proposed development will provide increased employment opportunities in the area and is located within the North I-17 Employment Center.

3. The proposed development will improve and enhance a long vacant and underutilized site, which will contribute to enhancing the area.
4. As stipulated, the proposal is consistent with the Tree and Shade Master plan due to the tree lined detached sidewalks and additional shade required on the site.

Stipulations:

1. An average 25-foot landscape setback be provided along Bell Road and 19th Avenue, as approved by the Planning and Development Department.
2. An enhanced landscaped entry shall be provided at all entryways into the development with a minimum 300 square feet of landscaped area. The landscaped entries shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
3. All sidewalks shall be detached, except along 23rd Avenue, with a minimum five-foot-wide landscaped area located between the sidewalk and back of curb and shall include drought tolerant, single trunk, large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings and minimum five-gallon shrubs with a maximum mature height of two feet providing 75 percent live cover, as approved by the Planning and Development Department.
4. A minimum 30-foot building and landscape setback shall be required along Grandview Road with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. The developer shall provide common inverted U-bicycle parking at a minimum of one space per 25 required vehicle parking spaces, installed per Section 1307.H. and as approved by the Planning and Development Department.
6. All on-site lighting shall be shielded to prevent direct visibility of the light source. Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward. Site lighting shall be reflected away from the residential homes to the south, as approved by the Planning and Development Department.
7. 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.
8. The developer shall submit a Traffic Impact Study (TIS) to the Street Transportation Department and Planning and Development Department that addresses the anticipated land uses prior to preliminary site plan review. No

TIS reports will be accepted, unless the developer and/ or its traffic engineer consultant has discussed the TIS requirements with the Street Transportation Department staff prior to its preparation.

9. Additional off-site improvements may be identified during the review of the traffic study. The developer will be responsible for off-site improvements as indicated with the traffic impact study approval, as approved by the Street Transportation Department.
10. The developer shall redesign the intersections of 21st Avenue and Bell Road, and 21st Avenue and Grandview Avenue to standard curb radius intersections as approved by the Street Transportation Department.
11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
12. The developer shall remove the bus bay and slip lane at 21st Avenue and Bell Road. The developer shall construct a bus stop pad along eastbound Bell Road east of 21st Avenue, constructed in accordance with City of Phoenix Standard Detail P1260 with a depth of at least 10 feet, as approved by the Planning and Development Department. The bus stop pad shall be spaced from the intersection of 21st Avenue and Bell Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
13. Right-of-way shall be dedicated and a transit pad (Detail #P1262) constructed on southbound 19th Avenue south of Phelps Road with a minimum depth of 10 feet. The bus stop pad and bay shall be in accordance with City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
14. Clearly defined accessible pedestrian pathways shall connect all buildings, be present at all vehicular entry points and provide access to/from the adjoined bus stops, as approved by the Planning and Development Department.
15. 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.
16. An updated General Development Plan for the Northgate PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 90 days of City Council approval of this request.
17. 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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