

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 5	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-2-23-1 (Companion Case Z-SP-1-23-1)
Location:	Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road
From:	C-1 (Approved C-1) (Pending C-2 SP) and R1-6 (Approved P-1) (Pending C-2 SP)
To:	C-2 HGT/WVR SP
Acreage:	3.75
Proposal:	Self-service storage warehouse with a height waiver.
Applicant:	Alex Kunen, Lock Safe Storage
Owner:	Parkwood Retail Investors, LLC
Representative:	Jessica Sarkissian, UpFront Planning LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 4/19/2023 Approval, per the staff recommendation. Vote: 13-0.

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

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-2-23-1, per the North Mountain Village Planning Committee recommendation.

Maker: Jaramillo
Second: Simon
Vote: 6-2 (Busching and Perez)
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal, as stipulated, is consistent with the scale of developments in the surrounding area.
2. The proposal, as stipulated, will create strong pedestrian environments along both Cactus Road and 49th Drive with shaded and detached sidewalks to convey pedestrians to nearby destinations.
3. The proposal, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. The maximum building height shall be 36 feet.
2. The development shall be in general conformance with the conceptual building elevations and conceptual site plans date stamped January 13, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 10-foot-wide landscape area along the south side of Cactus Road and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, 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.

4. A minimum 10-foot-wide sidewalk easement shall be dedicated along the south side of Cactus Road, as approved by the Planning and Development Department.
5. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 5-foot-wide landscape area along the west side of 49th Drive and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, 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.

6. The landscape setback along the south property line shall be planted with a minimum 50 percent 2-inch caliper drought tolerant shade trees and 50 percent

3-inch caliper drought tolerant shade trees, as approved by the Planning and Development Department.

7. The required landscape setback along 49th Drive shall be planted with a double-row of drought tolerant, 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. A 1-foot Vehicular Non-Access Easement (VNAE) shall be dedicated along the east property line where adjacent to public right-of-way.
9. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office or indoors, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
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. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.