

# Attachment D - PC Summary

## REPORT OF PLANNING COMMISSION ACTION April 4, 2019

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-1-19-8
Location:	Southwest corner of 32nd Street and Roeser Road
From:	R1-6
To:	CP/GCP
Acreage:	3.57
Proposal:	Distribution warehouse
Applicant:	David E. Richert, Richert & Associates
Owner:	RABO Agrifinance, LLC
Representative:	David E. Richert, Richert & Associates

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**South Mountain** 3/12/2019 Approval, per the staff recommendation. Vote: 9-2.

Planning Commission Recommendation: Approval, per the South Mountain Village Planning Committee recommendation; with deleted and additional stipulations, and a modified stipulation.

Motion Discussion: Commission Glenn made a MOTION to approve Z-1-19-8, per the South Mountain Village Planning Committee recommendation; deleting Stipulations Nos. 2 and 3 pertaining to no vehicle access to/from Roaser Road, modifying Stipulation No. 6 to provide a bus shelter as approved by the Transit Department, and adding stipulations to provide a 100-foot minimum building setback along Roeser Road and general conformance to the rendering as submitted on January 4, 2019.

Motion details: Commissioner Glenn made a MOTION to approve Z-1-19-8, per the South Mountain Village Planning Committee recommendation; deleting Stipulation Nos. 2 and 3, modifying Stipulation 6 to provide a bus shelter and adding stipulations to provide a 100-foot minimum setback along Roeser Road and general conformance to the rendering as submitted on January 4, 2019.

Maker: Glenn  
Second: Howard  
Vote: 6-3 (Heck, Winger, Shank)  
Absent: None  
Opposition Present: Yes

### Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of

Commerce/Business Park.

2. The proposed commerce park development, as stipulated, is more appropriate and compatible with the surrounding land uses.
3. The proposed development is consistent with the scale and character of developments in the surrounding area.

Stipulations:

1. The developer shall provide a 300-square-foot enhanced landscape feature at the northeast corner of the site, as approved by the Planning and Development Department.
- ~~2. No vehicular access shall be allowed to/from Roeser Road, as approved by the Planning and Development Department.~~
- ~~3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the north perimeter of the site, as approved by the Planning and Development Department.~~
- 4.2. Required trees in the 32nd Street and Roeser Road landscape setbacks shall include minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, and shall be placed adjacent to the sidewalk in order to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
- ~~5.3.~~ The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the west side of 32<sup>nd</sup> Street and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail and as approved by the Parks and Recreation and Planning and Development Departments.
- ~~6.4.~~ The developer shall PROVIDE A BUS SHELTER AT THE EXISTING bus stop pad along southbound 32nd Street and Roeser Road. The bus stop pad shall be compliant with the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from the intersection of 32nd Street and Roeser according to the City of Phoenix Standard Detail 1258, as approved by the PUBLIC TRANSIT DEPARTMENT AND Planning and Development Department.
- ~~7.5.~~ 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.
- ~~8.6.~~ 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.

- 9-7. If determined necessary by the City of 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.
- 40-8. The applicant shall conduct Phase II archaeological data recovery excavations 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.
- 44-9. 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.
10. A MINIMUM 100-FOOT BUILDING SETBACK SHALL BR PROVIDED ALONG ROESER ROAD.
11. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE RENDERING AS SUBMITTED ON JANUARY 4, 2019.

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