

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-5-23-2
Location:	Northwest corner of the 38th Street alignment and Bell Road
From:	R-3 (Approved R-3) and C-2 SP
To:	C-2 HGT/WVR SP
Acreage:	7.42
Proposal:	Self-service storage warehouse with underlying C-2 uses and a height waiver.
Applicant:	Extra Space Properties 121, LLC
Owner:	Extra Space Properties 121, LLC
Representative:	William F. Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 5/1/2023 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-5-23-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Boyd
Second: Busching
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is compatible with the adjacent land uses and zoning to the south.
3. As stipulated, the proposal supports efforts from various plans, such as the Tree and Shade Master Plan, the Comprehensive Bicycle Master Plan, and the Transportation Electrification Action Plan.

Stipulations:

1. The development shall be in general conformance with the building elevations date stamped January 25, 2023, with specific regard to the architecturally enhanced corner designs, windows, and masonry provided, as approved by the Planning and Development Department.
2. A screen wall shall be provided along the perimeter of the site to screen outdoor storage areas associated with the self-service storage warehouse from the freeway and adjacent properties, as approved by the Planning and Development Department.
3. A minimum 5-foot-wide pedestrian pathway shall be provided to connect the existing sidewalk from Bell Road to the rental office building entrance, as approved by the Planning and Development Department.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. All existing and new landscape areas throughout the site shall be planted and replenished to the following standards, as approved by the Planning and Development Department.
 - a. Parking lot landscape planters: Minimum 2-inch caliper, large canopy, drought-tolerant shade trees to provide a minimum of 25% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - b. Landscape areas: Minimum 2-inch caliper large canopy drought-tolerant shade trees to provide a minimum of 75% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - c. Drought-tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% vegetative live coverage at maturity.
6. Electric Vehicle (EV) installed spaces shall be provided for a minimum of two of the required parking spaces and one of the required accessible parking spaces located near the rental office, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the entrance to the rental office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. 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.
9. If determined necessary by the 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.

10. If Phase I data testing is required, and 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, the applicant shall conduct Phase II archaeological data recovery excavations.
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.

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