

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION March 3, 2022

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-SP-6-21-7
Location:	Southeast corner of the Loop 202 Freeway and Southern Avenue
From:	S-1 (Approved C-2)
To:	C-2 SP
Acreage:	3.29
Proposal:	Self-service storage warehouse and underlying commercial uses.
Applicant:	Alan Beaudoin, Norris Design
Owner:	REXCO S202, LLC
Representative:	Alan Beaudoin, Norris Design

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Laveen** 2/14/2022 Approval, per the staff recommendation, with modifications. Vote: 5-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-SP-6-21-7, per the Addendum A Staff Report, with the additional stipulation as read into the record.

Maker: Perez  
Second: Gaynor  
Vote: 7-0  
Absent: Gorraiz  
Opposition Present: No

#### **Findings:**

1. The proposed Special Permit for self-service storage is appropriately located on an arterial street and is adjacent to the Loop 202 freeway.
2. The proposed commercial development, as stipulated, is compatible with the surrounding land uses and will provide a service to nearby residents.
3. The proposed development is consistent with the scale and character of developments approved or existing in the surrounding area while also promoting a mix of services.

Stipulations:

1. ~~The development shall be in general conformance with the building elevations date stamped January 24, 2022, with specific regard to the following, as approved by the Planning and Development Department. BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL, WITH SPECIFIC REGARD TO THE FOLLOWING BUILDING ELEMENTS. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.~~  
THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE BUILDING ELEVATIONS DATE STAMPED MARCH 1, 2022, WITH SPECIFIC REGARD TO THE FOLLOWING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  - a. The north elevation OF BUILDING A, AND EAST ELEVATIONS OF BUILDINGS B AND C, AS ~~DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 24, 2022,~~ shall incorporate windows along the front façade.
  - B. THE NORTHWEST CORNER NORTH ELEVATION OF BUILDING A, AS ~~DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 24, 2022,~~ SHALL INCORPORATE A DECORATIVE SILO.
  - ~~b. C. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.~~  
THE NORTH AND EAST ELEVATIONS OF BUILDING C SHALL INCORPORATE DECORATIVE ELEMENTS SUCH AS PITCHED ROOFS CONSISTENT WITH THE ELEVATIONS OF BUILDINGS A AND B.
  - ~~e. D. A minimum of three distinct building materials shall be utilized on all building elevations.~~
2. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
3. Pedestrian walkways connecting the building to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.
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 with parking and drive aisle surfaces, as approved by the Planning and Development Department. Vehicular crossings shall be kept to a minimum.
5. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.

6. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Southern Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
7. The developer shall dedicate minimum 55 feet of right-of-way and construct/permit the south side of Southern Avenue as required by MCDOT and the Street Transportation Department.
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 Archeology 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 Archeologist 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 Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
11. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
12. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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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