

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 07, 2018

ITEM NO: 10	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-20-17-2
Location:	Approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment
Request:	From: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) To: C-2 M-R NBCOD Acreage: 19.22
Proposal:	PCD removal to allow for future development
Applicant:	City of Phoenix Planning Commission
Owner:	Greater Maricopa Investors 1986
Representative:	Michael Withey, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, per the Addendum B Staff Report.

Village Planning Committee (VPC) Recommendation:

North Gateway 10/26/2017 Continued. Vote: 7-0.

North Gateway 1/11/2018 Approval, per the staff recommendation. Vote: 7-0.

North Gateway 5/10/2018 Approval, per the staff recommendation (Addendum A). Vote: 6-0.

Planning Commission Recommendation: Approval, per the Addendum B Staff Report.

Motion Discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-20-17-2, per the Addendum B Staff Report.

Maker: Katsenes
Second: Shank
Vote: 7-0
Absent: Heck
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Mixed-Use (Commercial/Commerce Park).
2. As stipulated, the C-2 M-R NBCOD zoning district will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan.

Stipulations:

1. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
- ~~2. Right-of-way totaling 30 feet from the street design centerline shall be dedicated and constructed as an "F" section roadway as defined by the City's Street Classification Map for the east half of 29th Avenue as approved by the Planning and Development Department and the Street Transportation Department.~~
- ~~3. Bronco Butte Trail shall be fully dedicated and constructed as an "F" section roadway as defined on the City's Street Classification Map. Bronco Butte Trail shall connect with 29th Avenue, as approved by Planning and Development Department and the Street Transportation Department.~~
32. The maximum building height shall be limited to 150 feet **PROVIDED THAT ANY DEVELOPMENT WILL DEMONSTRATE SUFFICIENT WATER/SEWER AND VEHICULAR INFRASTRUCTURE CAPACITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~4. Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the North Gateway Village Core Plan.~~
- ~~5-3.~~ 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.
- ~~6-4.~~ 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.
5. THE EAST AND WEST PEDESTRIAN CONNECTION (PASEO DEL PRADO) SHALL BE PROVIDED IN ACCORDANCE WITH THE NORTH GATEWAY CORE PLAN, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

- A. THE PASEO DEL PRADO SHALL ALIGN WITH THE BRONCO BUTTE TANK AND CONTINUE THROUGH THE SITE TO THE WEST.
 - B. A PEDESTRIAN ACCESS EASEMENT OF 20 FEET SHALL BE DEDICATED FOR THE PEDESTRIAN CONNECTION (PASEO DEL PRADO). OF THE 20 FEET, 12 FEET SHALL REMAIN COMPLETELY FREE OF ANY PEDESTRIAN IMPEDIMENTS, INCLUDING BENCHES. THE REMAINING 8 FEET MAY BE USED FOR PEDESTRIAN FRIENDLY USES SUCH AS RESTAURANT SEATING, VENDOR STALLS, ARTIST DISPLAYS, ETC.
 - C. A MINIMUM OF 50% OF THE 20-FOOT PEDESTRIAN ACCESS EASEMENT FOR THE PASEO DEL PRADO SHALL BE SHADED BY A STRUCTURE, LANDSCAPING OR A COMBINATION OF THE TWO.
 - D. THE SITE SHALL BE DESIGNED IN SUCH A MANNER THAT THE BUILDING PLACEMENT CREATES AN ALIGNMENT AND SYNERGY FOR THE PASEO DEL PRADO. THIS CAN BE ACHIEVED BY PLACING ACTIVE USES SUCH AS OUTDOOR SEATING, RESTAURANTS AND RETAIL ALONG THE PEDESTRIAN PATH.
- 6. RIGHT-OF-WAY TOTALING **40 FEET SHALL BE DEDICATED ALONG THE NORTHERN PROPERTY LINE CONSISTENT WITH THE ALIGNMENT FOR BRONCO BUTTE TRAIL OR, ALTERNATIVELY, RIGHT-OF-WAY TOTALING 60 FEET WITH ADJACENT 10-FOOT WIDE SIDEWALK EASEMENTS FOR A TOTAL OF 80-FOET** SHALL BE DEDICATED FOR 27TH AVENUE FROM BRONCO BUTTE TRAIL **TO THE SOUTHERN PROPERTY LINE NORTH FOOTHILLS DRIVE**, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - 7. ALL PEDESTRIAN PATHWAYS, INCLUDING THOSE THAT INTERSECT VEHICULAR TRAFFIC LANES, SHALL BE CONSTRUCTED WITH DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - 8. THE USE OF ARTIFICIAL TURF IS PROHIBITED IN AREAS VISIBLE FROM PUBLIC RIGHT-OF-WAY OR PARKING LOTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - 9. TURF SHALL ONLY BE USED IN ACTIVE RETENTION BASINS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - 10. ALL RETENTION AREAS SHALL BE NATURAL AND ORGANIC IN SHAPE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

11. THE HOTEL DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 18, 2018, WITH SPECIFIC REGARD TO THE MASSING, ARTICULATION, WINDOW PLACEMENT AND BUILDING ENTRY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE COLOR AND MATERIAL PALETTE FOR THE BUILDINGS SHALL BE DETERMINED AT SITE PLAN REVIEW AND SHALL COMPLY WITH THE NORTH BLACK CANYON OVERLAY DISTRICT, WITH SPECIFIC REGARD TO COLORS BEING MUTED AND BLEND WITH, RATHER THAN CONTRAST STRONGLY, WITH THE SURROUNDING DESERT ENVIRONMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. THE GLAZING ON ALL BUILDING WINDOWS SHALL HAVE A MAXIMUM REFLECTIVITY OF 20%, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. ALL SERVICE AREAS MUST BE SCREENED TO CONCEAL TRASH CONTAINERS, RECYCLING CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL AND OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS AND PRIVATE DRIVES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. A MINIMUM LANDSCAPE SETBACK OF 10 FEET SHALL BE REQUIRED ALONG PROPERTY LINES THAT ARE NOT ADJACENT TO PUBLIC RIGHT-OF-WAY AND PLANTED IN ACCORDANCE WITH C-2 PLANTING SIZE AND SPACING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. THE BRONCO BUTTE WATER TANK SHALL BE FULLY PRESERVED, IN PLACE, AS IT NATURALLY OCCURS AND SHALL BE IDENTIFIED ON ALL SITE PLAN DOCUMENTS THROUGH PERMITTING TO ENSURE PRESERVATION.
17. VIEW CORRIDORS OF BRONCO BUTTE, PYRAMID PEAK, UNION HILLS AND NO NAME MOUNTAIN, AS SHOWN ON EXHIBIT B IN THE NORTH GATEWAY CORE PLAN, SHALL BE RETAINED THROUGH BUILDING PLACEMENT AND STEP BACKS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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