

Attachment C

REPORT OF PLANNING COMMISSION ACTION March 3, 2022

ITEM NO: 8	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-1-22-6
Location:	Southeast corner of 32nd Place and Camelback Road
From:	R-O
To:	C-O/G-O
Acreage:	0.46
Proposal:	Bank office
Applicant:	Wendy & Berry Riddell, LLC
Owner:	BA 32 Pacific, LLC.
Representative:	Wendy & Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Camelback East Village Planning Committee did not review the request.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-1-22-6, per the staff recommendation.

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

Findings:

1. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.
2. The proposed development will provide standards that will result in a more walkable, shaded and pedestrian-friendly environment.
3. The proposal is compatible with the existing land use pattern in the area and is designed to help reduce the urban heat island effect.

Stipulations:

1. 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, as approved by the Planning and Development Department.
2. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances 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.
3. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Camelback Road, as approved by the Planning and Development Department.
4. 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.
5. 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.
6. 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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