

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION October 4, 2018

ITEM NO: 12	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-SP-3-18-7
Location:	Approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road
From:	C-2 BAOD
To:	C-2 SP BAOD
Acreage:	10.27
Proposal:	Special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses
Applicant:	Amerco Real Estate Company
Owner:	Amerco Real Estate Company
Representative:	Moses Eason, Amerco Real Estate Company

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 9/11/2018 Approval, per the staff recommendation with a modification and an additional stipulation. Vote: 12-3.

Planning Commission Recommendation: Approval, as recommended by the South Mountain Village Planning Committee, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Katsenes made a MOTION to approve Z-SP-3-18-7, as recommended by the South Mountain Village Planning Committee, with an additional stipulation as read into the record.

Maker: Katsenes
Second: Heck
Vote: 6-0 (Shank recused)
Absent: Montalvo, Whitaker
Opposition Present: No

Findings:

1. As stipulated, the request will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
2. The request is consistent with the General Plan Land Use Map designation of Commercial.

Stipulations:

1. A minimum fifty-foot landscaped setback measured from the property line shall be provided adjacent to Baseline Road.
2. Walkways shall be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.
3. Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area.
4. All building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
5. Pitched roof elements shall be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case, as approved by the Planning and Development Department.
6. ALL BUILDINGS CONTAINING SELF-SERVICE STORAGE UNITS SHALL MAINTAIN A MINIMUM BUILDING SETBACK OF 175 FEET FROM THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~6.~~ No bay or loading doors shall be visible from public rights-of-way, as approved by
7. the Planning and Development Department.
- ~~7.~~ The developer shall provide a landscaped entry area along Baseline Road that
8. shall be a minimum of 1,000 square feet in area and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year, as approved by the Planning and Development Department.
- ~~8.~~ The existing oleander hedge along the Western Canal shall be removed and
9. replaced with plantings in conformance with the Baseline Area Master Plan Plant List with specific regard to maximizing shade and thermal comfort for pedestrians and active users along the canal, as approved by the Planning and Development Department.
- ~~9.~~ Any solid portion of a perimeter wall adjacent to the Western Canal shall not
10. exceed a maximum height of three feet, as approved by the Planning and Development Department.
- ~~10.~~ The developer shall provide a pedestrian walkway constructed of porous,
11. interlocking, or open-grid pavers or another alternative surface material, which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018 and as approved by the Planning and Development Department.

- ~~11.~~ 12. The developer shall provide a minimum 3,000 square feet of public open space, to be located along the northern property line adjacent to the Western Canal, which shall be finished with turf or an alternative surface material and contain the following amenities and open public access to the amenities, as approved by the Planning and Development Department:
 - a. Minimum one amenity for equestrian users. Amenities may include, but are not limited to: corral area and hitching posts.
 - b. Shaded seating area with benches and/or ramada.
 - c. Minimum five bicycle parking spaces consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. Bicycle repair station as depicted on the Conceptual Amenities Plan date stamped August 1, 2018 and/or as approved by the Planning and Development Department.
- ~~12.~~ 13. The developer shall provide bicycle parking areas containing a minimum of five spaces adjacent to each building on the subject site, consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- ~~13.~~ ~~The developer shall provide and maintain a protected one-way, northbound cycle track along the east side of South Jesse Owens Parkway, the location, width, and design shall be approved by the Street Transportation Department.~~
14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail or as otherwise approved by the Parks and Recreation and Planning and Development Departments.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. 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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