

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 2, 2021

ITEM NO: 11	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-54-21-1
Location:	Approximately 415 feet west of northwest corner of 31st Avenue and Cochise Drive
From:	C-O
To:	C-2
Acreage:	0.91
Proposal:	Commercial use within existing building
Applicant:	William F. Allison, Withey Morris, PLC
Owner:	CHCT Arizona, LLC
Representative:	William F. Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 11/17/2021 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-54-21-1, per the North Mountain Village Planning Committee recommendation.

Maker: Howard
Second: McCabe
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The development is consistent with the Commercial General Plan Land Use Map designation.
2. The proposal is appropriate given the site's proximity to the North Mountain Village Core and future high-capacity transit.
3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. The south building elevation shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The developer shall replenish the existing landscape area along Cochise Drive per the C-2 streetscape landscape standards for planting type, size and quantity, with all trees being of a shade variety, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
3. For any development that modifies the cumulative floor area by more than 10 percent, including demolition, from that depicted on the site plan date stamped July 30, 2021, the public sidewalk and landscaping along Cochise Drive shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings, with a minimum 3-inch caliper.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
4. The developer shall provide four bicycle parking spaces, shaded to 50 percent, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. The developer shall dedicate a 1-foot Vehicular Non-Access Easement (VNAE) along the south site boundary.
6. The developer shall provide enhanced pavement paint, markings or alternative material for pedestrian pathways overlapping a drive aisle to connect from the subject site to the commercial site to the north, as approved by the Planning and Development Department.
7. 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.
8. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.