

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION August 3, 2023

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-65-22-6 (Chanen Camelback PUD)
Location:	Northwest corner of 34th Street and Camelback Road
From:	R-4
To:	PUD
Acreage:	0.93
Proposal:	Planned Unit Development to allow office use.
Applicant:	Larry S. Lazarus, Lazarus & Silvyn, P.C.
Owner:	Chanen Construction Company, et al.
Representative:	Larry S. Lazarus, Lazarus & Silvyn, P.C.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 5/2/2023 Information only.

Camelback East 7/11/2023 Approval, per the staff recommendation with additional stipulations.

Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-65-22-6, per the Addendum A Staff Report.

Maker: Busching
Second: Vice Chairman Gaynor
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposed PUD provides a regulatory framework that will allow an office use as a transition between commercial and residential uses that support a dynamic mix for business activity.
2. The proposal promotes employment-generating uses within an Employment Center at an appropriate location with access to an arterial street.
3. The proposed PUD sets forth design and development standards that will promote a safer walking environment and is compatible with the surrounding neighborhood.

Stipulations:

1. An updated Development Narrative for the Chanen Camelback PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 22, 2023 as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
 - b. Page 8, Section D: Development Standards, D.1. Development Standards Table: Add the following language above the table: "Development shall be consistent with the site plan dated June 22, 2023.
 - c. Page 9, Section D: Development Standards, D.6. Lighting: Revise the language to the following: "Lighting standards from Section 704 and Section 507.Tab A.II.8 of the Phoenix Zoning Ordinance and Section 23-100 of the City Code shall apply."
 - D. PAGE 8, SECTION D: DEVELOPMENT STANDARDS, D.1. DEVELOPMENT STANDARDS TABLE: UPDATE BUILDING HEIGHT TO "2 STORIES, 40 FEET 8 INCHES MAXIMUM"
 - E. PAGE 8, SECTION D: DEVELOPMENT STANDARDS, D.1. DEVELOPMENT STANDARDS TABLE: ADD "MAXIMUM BUILDING SQUARE FOOTAGE" UNDER THE ZONING STANDARD COLUMN AND "10,176 SQUARE FEET" UNDER THE DEVELOPMENT STANDARDS COLUMN
2. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a 10-foot-sidewalk easement shall be dedicated and a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip along the north side of Camelback Road shall be constructed, as approved by the Planning and Development Department.
3. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a minimum 5-foot-wide sidewalk shall be constructed along the west side of 34th Street, as approved by the Planning and Development Department.
4. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a Traffic Impact Study shall be provided to the City. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
5. If development of the site increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, 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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport 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.
7. 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.
8. ~~THE HEIGHT OF THE BUILDING WILL NOT EXCEED 40 FEET 8 INCHES.~~
9. ~~THE BUILDING SIZE WILL NOT EXCEED 10,176 SQUARE FEET.~~
10. ~~THE BUILDING SETBACK LINE FOR THE NORTH PROPERTY LINE WILL BE 110 FEET.~~

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