

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 3, 2023

ITEM NO: 11	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-SP-2-23-2
Location:	Approximately 375 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive
From:	C-2 MR NBCOD
To:	C-2 SP NBCOD
Acreage:	1.86
Proposal:	Self-service storage warehouse, and all other underlying uses.
Applicant:	Beus Gilbert McGroder, LLC
Owner:	LDR-Sonoran Parkway, LLC
Representative:	Beus Gilbert McGroder, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
North Gateway 6/8/2023 Denial. Vote: 3-1-1.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-SP-2-23-2, per the staff recommendation.

Maker: Gorraiz
Second: Vice Chairman Gaynor
Vote: 5-3 (Boyd, Perez, and Simon)
Absent: Mangum
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Mixed-Use (Commercial / Residential 5 to 10 dwelling units per acre).
2. As stipulated, the proposal is compatible with the adjacent land uses and zoning to the west and south.
3. As stipulated, the proposal supports efforts from various plans, such as the North Black Canyon Overlay District, the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, and the Transportation Electrification Action Plan.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped May 18, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the building elevations date stamped May 18, 2023, with specific regard to the variety and type of materials, variety of colors, articulation, canopies, windows, and massing, as modified by the following stipulations and as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 33 feet above grade.
4. The color and material palette for buildings 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.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. The walkway adjacent to the building shall provide a connection point for a continuous walkway that connects to the future commercial pad to the north, as approved by the Planning and Development Department.
7. All walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, measured at summer solstice at noon, at maturity, as approved by the Planning and Development Department.
8. A minimum of 15% of the required parking spaces and a minimum of 50% of the required ADA parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
9. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the rental office 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.
10. A minimum of two of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A minimum 30-foot-wide landscape setback shall be provided along the west and south perimeter of the site and planted with minimum 3-inch caliper and minimum 4-inch caliper large canopy drought-tolerant shade trees, as depicted on the landscape plan date stamped May 18, 2023, as approved by the Planning and Development Department.
12. A minimum 30-foot-wide landscape setback shall be provided along the east perimeter of the site and planted with minimum 3-inch caliper large canopy drought-tolerant shade

trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

13. A minimum 10-foot-wide landscape setback shall be provided along the north perimeter of the site.
14. Landscape setbacks shall be planted with drought-tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
15. A minimum 6-foot-wide detached sidewalk and a minimum 10-foot-wide landscape strip between the back of curb and sidewalk shall be constructed along the west side of North Valley Parkway, planted to the following standards, and maintained with a watering system, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

16. A recorded cross-access agreement between the subject site and the parcel to the north shall be provided prior to preliminary site plan approval, as approved by the Planning and Development Department. The agreement shall be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
17. 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.
18. Prior to preliminary site plan approval, the developer shall record documents that disclose to purchasers of the property within the development the proximity to building heights up to 190 feet to the north of the subject site. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
19. 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) 329-5065, TTY use 7-1-1.