

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION August 1, 2019

ITEM NO: 12	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-20-19-6
Location:	Approximately 160 feet east of the southeast corner of 12th Street and Missouri Avenue
From:	R-5, P-1, and C-1
To:	C-1
Acreage:	0.72
Proposal:	Commercial mixed use
Applicant:	Moulin Investments, LLC
Owner:	Moulin Investments, LLC
Representative:	Moulin Investments, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 7/2/2019 Approval, per the staff recommendation with an additional stipulation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-20-19-6, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

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

#### **Findings:**

1. The proposal is consistent with the Commercial General Plan Land Use Map designation and the Missouri Land Use Study Area.
2. The proposal is compatible in scale and character with the surrounding land uses.
3. The proposal will adaptively reuse an existing building and will add an active

shopping and dining area for nearby residents.

Stipulations:

1. The development shall provide a minimum 1,500 square foot centralized open space gathering area and shall include amenities such as benches, a ramada, and water feature or other similar amenities, as approved by the Planning and Development Department.
2. There shall be a pedestrian accessway connecting the sidewalk along Missouri Avenue through the site to the parking lot, consisting of decorative material such as pavers or stamped, scored or colored concrete or other similar material, as approved by the Planning and Development Department.
3. Any pedestrian gate along Missouri Avenue shall be ornamental and provide view into the development, as approved by the Planning and Development Department.
4. The sidewalk along Missouri Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings and adjacent to the sidewalk, as approved by the Planning and Development Department.
5. A minimum of 5 inverted-U (10 bicycle parking spaces) shall be provided within the development and placed near building entrances as required per Section 1307.H. of the Phoenix Zoning Ordinance.
6. A 13-foot right-of-way shall be dedicated for the south half of Missouri Avenue consistent with the existing right-of-way easement, 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.
9. RECYCLING SERVICES SHALL BE PROVIDED ON SITE.
10. 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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