

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 10	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-66-24-8
Location:	Northeast corner of 19th Avenue and the Lower Buckeye Road alignment
From:	A-2 RSIOD
To:	A-2 HGT/WVR RSIOD
Acreage:	3.98
Proposal:	Height waiver for additional silos
Applicant:	Frank Turk, Salt River Materials Group
Owner:	Salt River Pima - Maricopa Indian Community
Representative:	Stephen Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 8/12/2024 Approval, per the staff recommendation. Vote: 10-0.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-66-24-8, per the Central City Village Planning Committee recommendation.

Maker: Gorraiz
Second: Read
Vote: 8-0
Absent: Jaramillo
Opposition Present: No

Findings:

1. The proposal is consistent with the character of the surrounding area and with the intent of the Rio Salado Interim Overlay District.
2. The proposal will facilitate industrial development, contributing to economic development in the Central City Village.
3. The proposal will enhance connectivity in the immediate vicinity by providing enhanced landscaping and a shaded detached sidewalk along 19th Avenue, consistent with the Tree and Shade Master Plan and the Complete Streets Guiding Principles.

Stipulations:

1. The height waiver shall be limited to the location and height of structures exceeding 56 feet in height, as shown on the site plan and elevations date stamped July 10, 2024, and as approved by the Planning and Development Department.
2. A minimum 25-foot landscape setback, planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, shall be provided along 19th Avenue, as approved by the Planning and Development Department.
3. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Ready Infrastructure, as approved by the Planning and Development Department.
4. A minimum 50 feet of right-of-way shall be dedicated for the east side of 19th Avenue.
5. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the east side of 19th Avenue, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center, or in equivalent groupings, to achieve a minimum 75% shade.
 - b. Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

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

6. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
7. All streets within and adjacent to the development shall be constructed 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. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
9. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
10. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

11. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
14. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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 final 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.

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