

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-13-20-8 (Companion Case Z-TA-6-20-8)
Location:	Northwest corner of State Route 143 and Washington Street
From:	A-2 TOD-1
To:	A-2
Acreage:	1.75
Proposal:	Removal of the TOD-1 zoning overlay
Applicant:	William E. Lally, Tiffany & Bosco, PA
Owner:	Werner L.Schlecht Trust
Representative:	William E. Lally, Tiffany & Bosco, PA

ACTIONS:

Staff Recommendation: Denial.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/5/2021 Approval, with the staff recommended stipulations. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-13-20-8, per the Camelback East Village Planning Committee recommendation.

Maker: Howard
Second: McGabe
Vote: 8-0
Absent: Johnson
Opposition Present: Yes

Findings:

1. The site's location, dimensions and limited access points are challenges for its development as a standalone parcel. Removal of the Overlay would provide some flexibility for the property owner to pursue redevelopment options.
2. The development standards of the A-2 district are not conducive to a pedestrian-friendly environment, which should be the goal of new developments along the light rail corridor; therefore, mitigating stipulations have been recommended to require a pedestrian-friendly environment.

3. The underlying A-2 zoning district is not consistent with the General Plan Land Use Map designation of Mixed Use; however, the site is under 10 acres.

Stipulations:

1. Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The below stipulated streetscape landscaping standards must be planted prior to the issuance of any permits.
3. The sidewalk along Washington Street shall be a minimum of eight feet wide and shall be detached with a minimum 10-foot-wide landscaped strip between the sidewalk and the back of curb, as approved by the Planning and Development Department. A sidewalk easement shall be dedicated as necessary.
4. A minimum of 75 percent of the sidewalk shall be shaded.
5. The 10-foot-wide continuous landscape area located between the sidewalk and back of curb shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 20 feet on center or in equivalent groupings, and minimum 5-gallon shrubs with a maximum mature height of 2-feet providing 75 percent live cover, as approved by the Planning and Development Department.
6. The required landscape setback adjacent to the southern property line shall be planted to the following minimum standards, as approved by the Planning and Development Department:
 - a. Twenty-five percent 3-inch caliper large-canopy trees and 75 percent 4-inch caliper large-canopy trees, planted 20 feet on-center or in equivalent groupings;
 - b. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall be provided to a minimum seventy-five percent live cover at mature size.
7. Bollard path lights shall be provided every ten feet along the public sidewalk on Washington Street, as approved by the Planning and Development Department.
8. A bicycle repair station ("fix it station") shall be provided on the site, in close proximity to the public sidewalk. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while

making adjustments to the bike, as approved by the Planning and Development Department.

9. All outdoor storage shall be completely screened with a decorative wall, as approved by the Planning and Development Department.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

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