

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 13	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-72-25-6
Location:	Northeast corner of 17th Street and Northern Avenue
From:	R1-6 and R-5
To:	C-2
Acreage:	2.0
Proposal:	Commercial uses
Applicant:	George Pasquel III, Withey Morris Baugh, PLC
Owner:	Seasons Hospice Palliative Care of Arizona, LLC
Representative:	George Pasquel III, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations

Village Planning Committee (VPC) Recommendation:

North Mountain 8/20/2025, Approval, per the staff recommendation (Addendum A), with additional stipulations and direction. Vote: 11-2.

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation, with an additional stipulation and direction.

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-72-25-6, per the North Mountain Village Planning Committee recommendation with an additional stipulation to require a sign be installed at any driveway along 17th Street to discourage right turn egress on 17th Street; and direction that any blasting and jackhammering during the course of construction be no more than five hours per day, that decorative architectural elements be provided on the north side of the building, and that the applicant joins the Northern Avenue traffic talks with the Councilmember.

Maker: Boyd
Second: James
Vote: 6-0
Absent: Odegard-Begay, Matthews
Opposition Present: Yes

Findings:

1. The proposal will allow the development of a currently vacant lot with a reasonable level of intensity.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations:

1. The development shall be in general conformance with the site plan ~~and elevations~~ date stamped May 27, 2025, AND THE ELEVATIONS DATE STAMPED AUGUST 18, 2025, WITH SPECIFIC REGARD TO THE COLOR PALETTE, as modified by the following stipulations and approved by the Planning and Development Department.
2. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. At the time of final plat, a minimum 14-foot-wide vehicular access easement, providing for future shared access with the adjacent northern property to 17th Street, shall be recorded.
4. The existing sidewalk Northern Avenue shall be removed and reconstructed with a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk on the north side of, adjacent to the development, and shall comply with 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 on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas 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.

5. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated May 8, 2025.
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. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
9. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances 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 one of the bicycle parking spaces shall include an electrical receptacle for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
12. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
13. 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.
14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
16. 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.
17. 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.
18. 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.
19. 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.
20. THERE SHALL BE NO WALL SIGNS LOCATED ON THE NORTH-FACING OR EAST-FACING ELEVATIONS.
21. WALL SIGNS LOCATED ON THE WEST-FACING AND SOUTH-FACING ELEVATIONS SHALL BE LIMITED TO NOT MORE THAN 170 SQUARE FEET IN THE AGGREGATE.
22. GROUND SIGNS LOCATED ALONG NORTHERN AVENUE SHALL BE LIMITED TO NOT MORE THAN FIVE FEET IN HEIGHT.

23. WINDOWS LOCATED ABOVE THE FIRST FLOOR ON THE NORTH FACING ELEVATIONS SHALL BE LIMITED TO FAUX WINDOW ONLY.
24. THE FOLLOWING LIGHTING STANDARDS SHALL APPLY ON-SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
 - A. ALL LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY.
 - B. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1 FOOT CANDLE AT THE PROPERTY LINE.
 - C. ANY LIGHTING SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT INCLUDING LAMP, POLE, AND BASE.
 - D. THE COLOR TEMPERATURE OF ANY OUTDOOR LIGHTING SHALL BE LIMITED TO 2,700 KELVIN.
25. **A SIGN SHALL BE INSTALLED AT ANY DRIVEWAY ALONG 17TH STREET TO DISCOURAGE RIGHT TURN EGRESS ON 17TH STREET.**

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.