

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 4, 2024

ITEM NO: 8	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-26-23-1
Location:	Approximately 1,500 feet east of the northeast corner of 19th Avenue and the Alameda Road alignment
From:	S-1 DVAO
To:	A-1 DVAO
Acreage:	2.56
Proposal:	Light Industrial
Applicant:	Hawkeye Development, LLC
Owner:	DVHAWK15, LLC
Representative:	Clark Diepholz

ACTIONS:

Staff Recommendation: Denial as filed, approval of CP/GCP, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 7/13/2023 Continued. Vote: 9-0.

Deer Valley 8/10/2023 Approval, per the staff recommendation (CP/GCP). Vote: 12-0.

Deer Valley 12/14/2023 Approval, subject to staff stipulations with a deletion of stipulation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-26-23-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Boyd

Vote: 7-0

Absent: Mangum

Opposition Present: No

Findings:

1. The requested A-1 DVAO zoning district is not consistent with the General Plan Land Use Map designation; however, it is compatible with surrounding CP/GCP and PUD zoning, as well as industrial uses in the area.
2. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities within the Deer Valley Major Employment Center.

Stipulations:

1. Required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
- ~~2.~~ A minimum 5-foot-wide landscape setback shall be provided on the north and west sides of the property as approved by the Planning and Development Department.
- ~~3.~~ 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.
2. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
- ~~5.~~ A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front 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.
4. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- ~~6.~~ A minimum of 40 feet of right-of-way shall be dedicated for the north half of Alameda Road, adjacent to the development, as approved by the Planning and Development Department.
6. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along Alameda Road, planted with minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
- ~~8.~~ 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. 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.
- ~~10.~~ Prior to preliminary 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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