

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION November 7, 2019

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-SP-8-19-7
Location:	Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road
From:	S-1 and C-2
To:	C-2 SP
Acreage:	3.61
Proposal:	Special Permit for a self-storage facility and all underlying C-2 uses
Applicant:	Brennan Ray, Burch & Cracchiolo, PA
Owner:	The Newport Group IV, LLC
Representative:	Brennan Ray, Burch & Cracchiolo, PA

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Estrella** 10/15/2019 Approval, per the staff recommendation. Vote: 6-0.

Planning Commission Recommendation: Approval, per the Estrella Village Planning Committee recommendation with an additional stipulation and a modified stipulation.

Motion Discussion: N/A

Motion details: Commissioner Glenn made a MOTION to approve Z-SP-8-19-7, per the Estrella Village Planning Committee recommendation with an additional stipulation as read into the record (Proposition 207 waiver) and a modification to Stipulation No. 6 to read that "All sidewalks adjacent to 51st Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and shall include 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved or modified by the Planning and Development Department."

Maker: Glenn

Second: Gorraiz

Vote: 6-0

Absent: Busching, Howard, Shank

Opposition Present: No

#### **Findings:**

1. The request is consistent with the General Plan Land Use Map designation of Commercial.

2. The development, as stipulated, advances the purpose and intent of the Tree and Shade Master Plan by proposing enhanced landscape plantings to the north, west, and east of the subject site.
3. The development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along to north, west, and east boundaries of the site. Further, the development, as stipulated, upholds the intent of the original stipulations regarding perimeter treatments and standards.

Stipulations:

1. The maximum building height shall not exceed one-story and 18 feet.
2. All parking, loading, outdoor storage areas, and roll-up doors shall be screened from view of the residential development by an eight-foot high wall or building structure as described below and as approved by the Planning and Development Department.
  - a. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
  - b. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs.
3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the west property line, as approved by the Planning and Development Department.
4. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. A minimum 25-foot landscape setback shall be provided along the west and north property lines and include shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees a minimum of 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
6. All sidewalks adjacent to 51st Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and shall include ~~minimum 3-inch caliper large canopy shade trees planted 25 feet on center or equivalent groupings, and~~ 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved OR MODIFIED by the Planning and Development Department.

7. The developer shall maintain the existing multi-use trail easement (MUTE) along the west side of 51st Avenue and construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The MUT shall be shaded to a minimum of 50 percent by large canopy shade trees, as approved by the Planning and Development Department.
8. A minimum 25-foot landscape setback shall be required along the east property line and shall include shade trees 20 feet on center or in equivalent groupings with 50 percent of the trees a minimum 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks and multi-use trail, 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. Access control for the proposed driveways to 51st Avenue will require review and approval by the Street Transportation Department during site development review. Driveway locations that do not align with the existing median opening may be restricted to prohibit certain turning movements, as indicated by the Street Transportation Department.
12. 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.
13. 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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