

Attachment E

REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-58-20-2 (ASLD Supplier Site B PUD)
Location:	Approximately 1,320 feet south of the southeast corner of 7th Street and Happy Valley Road
From:	S-1 DVAO and S-1 DVAO (Approved CP/GCP PCD DVAO)
To:	PUD DVAO
Acreage:	108.66
Proposal:	Planned Unit Development to allow a mix of industrial and commerce park uses
Applicant:	City of Phoenix, Planning and Development Department
Owner:	Arizona State Land Department
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 11/19/2020 Information Only.

Deer Valley 12/17/2020 Approval, per the staff recommendation. Vote: 7-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A.

Motion details: Commissioner Howard made a MOTION to approve Z-58-20-2, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Johnson
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses.

3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

Stipulations:

1. An updated Development Narrative for the ASLD Supplier Site B PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated December 3, 2020 as modified by the following stipulations.
2. The developer shall dedicate 65 feet of right-of-way and construct the east half of 7th Street for the full limits of the project per Cross Section B identified on the City of Phoenix Street Classification Map, or as modified and approved by the Street Transportation and Planning and Development departments.
3. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall include a signal warrant analysis for the intersections of 7th Street and Alameda. The developer shall be responsible for the cost of improvements as required by the approved Traffic Impact study.
4. The developer shall submit a traffic signal conduit plan and install all necessary infrastructure at the northeast corner of 7th Street and Alameda Road, as approved by the Street Transportation Department.
5. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for dry crossings, as approved by the Street Transportation Department.
6. 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.
7. The developer shall dedicate right-of-way and construct two bus stop pads along northbound 7th Street at locations approved by the Public Transit Department. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Trees shall be placed to provide 50% shade coverage to bus stop pads at full maturity.
8. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (eg, construction cranes) and permanent (eg, structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.

9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
10. 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.
11. 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.
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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