

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION November 2, 2023

ITEM NO: 4	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-3-23-8 (Companion Case GPA-SM-1-23-8) (Continued from October 5, 2023)
Location:	Northeast corner of 12th Street and Jones Avenue
From:	R-4 RSIOD
To:	CP/GCP RSIOD
Acreage:	28.32
Proposal:	Office, industrial, and warehouse
Applicant:	Trammell Crow Company
Owner:	Brow USA Inc., et al.
Representative:	Jason Morris, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
South Mountain 8/8/2023 Denial. Vote: 8-1-1.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-3-23-8, per the staff recommendation.

Maker: Mangum
Second: Gorraiz
Vote: 5-4 (Boyd, Busching, Jaramillo, and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal will develop a largely vacant property and as stipulated, will be compatible with the surrounding land uses.
2. The proposal is consistent with the proposed General Plan Land Use Map designation of Commerce/Business Park and provides a compatible transitional use between the adjacent industrial land uses to the north and east, and the residential uses to the south and west.
3. The stipulated landscape and building elevation standards are above the required minimum Zoning Ordinance standards and will make the proposal a compatible addition to the neighboring area.

Stipulations:

1. A minimum of 1.7% of the gross site area shall be provided as publicly-accessible open space, located in the northwest corner of the subject site as shown on the site plan date stamped April 11, 2023, as approved by the Planning and Development Department
2. The ground floor storefront area (the first 10 feet from grade) of the southern façade of Building 1 and northern façade of Building 2, as shown on the site plan date stamped April 11, 2023, shall incorporate a minimum of 25% of accent materials. The accent materials may include adobe, glass, metal (including rusted metal), stone, stone veneer, and/or wood, as approved by Planning and Development Department.
3. The elevation facade facing 12th Street shall be in general conformance with the renderings date stamped April 11, 2023, with specific regard to the mix of materials, glazing, entry features, and accent colors. Glazing at the ground floor storefront area (the first 10 feet from grade) shall be a minimum of 50% of the western façade facing 12th Street.
4. The maximum building height shall be 42 feet.
5. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. One bicycle space per 25 vehicle parking spaces, for a maximum of 25 spaces, shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. A minimum of three outdoor employee resting areas shall be provided along the north and northeastern portions of the site. The following elements shall be provided, as approved by the Planning and Development Department:
 - a. Each resting area shall be a minimum of 200 square feet.
 - b. A pathway shall be provided to connect the buildings to these resting areas and to the public sidewalk.
 - c. Each resting area shall contain a minimum of two seating benches constructed of quality and durable materials.
 - c. Each resting area shall be shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.
8. If a perimeter fencing is proposed adjacent to the San Francisco Canal, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department. Any perimeter fencing requirement by the City of Phoenix are subject to review and approval of SRP.
9. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity within the required landscape setbacks along the 12th Street

and Jones Avenue frontages, as approved by the Planning and Development Department.

10. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
11. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
12. A minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the east side of 12th Street, as approved by the Planning and Development Department and planted to the following standards:
 - a. A watering drip system to sustain trees within the right-of-way and/or sidewalk easement shall be provided and maintained along 12th Street.
 - b. Fifty percent of the trees shall be minimum 2-inch caliper and 50 percent of the trees shall be minimum 3-inch caliper, with five 5-gallon shrubs per tree.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. A minimum 30 feet of right-of-way shall be dedicated along the north side of Jones Avenue for the length of the development to the western boundary of APN 113-26-019, as approved by the Planning and Development Department.
14. Trucks shall be prohibited from exiting onto Jones Avenue. This shall be implemented through the design of the site, signage, a combination thereof, or other methods, as approved by the Planning and Development Department.
15. The developer shall submit a traffic impact study for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.
16. 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.
17. 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.
18. 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.

19. 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.
20. 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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