

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION May 2, 2024

ITEM NO: 7

DISTRICT NO.: 8

SUBJECT:

Application #: Z-SP-6-23-8
Location: Southeast corner of 41st Street and Baseline Road
From: C-2
To: C-2 SP
Acreage: 3.84
Proposal: Self-service storage facility and underlying C-2 uses
Applicant: SAFStor Real Estate Company, LLC
Owner: Highline Investment, LLC
Representative: Mike Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 3/12/2024 Information only.

South Mountain 4/9/2024 Denial. Vote 10-0 (1 abstained).

Planning Commission Recommendation: Approval, per the staff memo dated May 1, 2024.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-SP-6-23-8, per the staff memo dated May 1, 2024.

Maker: Mangum

Second: Gorraiz

Vote: 5-4 (Vice-Chairperson Busching, Boyd, Jaramillo, Matthews)

Absent: N/A

Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with detached sidewalks and a multi-use trail. These pathways will convey individuals safely and comfortably to the nearby educational uses, commercial uses, and residential neighborhoods.
3. The site is appropriately located along a major arterial roadway, and as stipulated will be compatible with surrounding uses.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped ~~March 15, 2024~~ APRIL 26, 2024, as 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of one green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
4. A minimum of 10% of the required parking spaces shall be EV capable.
5. 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. Four bicycle spaces shall be provided on the site 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. Bicycle parking spaces 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.
8. 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, as approved by Planning and Development Department.
9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana (Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.
11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.
14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.
16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified 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.
 - b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

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

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Highline Lane, adjacent to the development.
18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.
19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.
20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.

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