

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 8	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-104-K-75-3
Location:	Approximately 325 feet south of the southeast corner of 21st Avenue and Bell Road
From:	PCD (Approved C-2 PCD)
To:	A-1 PCD
Acreage:	3.84
Proposal:	Industrial
Applicant:	Andy Jochums, Gilbert Blilie, PLLC
Owner:	Sunbelt Bell 17, LP c/o Tyler Smith
Representative:	Jeffrey Blilie, Gilbert Blilie, PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 5/21/2024 Approval, per the staff recommendation. Vote: 8-1.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a motion to approve Z-104-K-75-3, per the Deer Valley Village Planning Committee recommendation.

Maker: Gorraiz
Second: Jaramillo
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation and with several General Plan principles.
2. The proposal will provide increased employment opportunities in the area and is located within the North I-17 Employment Center.
3. The proposed development will improve and enhance a long vacant and underutilized site, which will contribute to enhancing the area.

Stipulations:

1. The developer shall update and comply with all applicable master development plans prior to the issuance of the preliminary site plan approval, as approved by the Planning and Development Department.
2. A minimum 6 feet wide detached sidewalk and a minimum 10-foot-wide landscape area between back of curb and sidewalk shall be constructed on the west side of 19th Avenue, adjacent to the development.
3. A minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip located between curb and sidewalk shall be constructed on the north side of Grandview Road, adjacent to the development.
4. A minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip located between curb and sidewalk on the south side of Phelps Road, adjacent to the development.
5. A minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the west side of 20th Avenue, adjacent to the development.
6. Sidewalk and landscaping improvements within the business park, not adjacent to the development, shall be constructed as approved by the Bell 17 Business Park TIA and Master Phasing Plan.
7. A minimum 40 feet of right-of-way shall be dedicated for the north side of Grandview Road from 19th Avenue to 23rd Avenue.
8. A minimum 65 feet of right-of-way shall be dedicated for the south side of Bell Road.
9. The intersection at 21st Avenue and Grandview Road shall be reconstructed to remove the splitter islands.
10. A traffic signal shall be fully funded and installed at the intersection for 19th Avenue and Grandview Road.
11. The intersection at 19th Avenue and Grandview Road shall be reconstructed, including removal of the splitter island.
12. The existing traffic signal at the Phelps Road and 19th Avenue intersection shall be fully funded and reconstructed to meet City of Phoenix standards, as approved by the Street Transportation Department.
13. A traffic signal shall be fully funded and installed at the intersection 21st Avenue and Bell Road and all associated improvements to the western 21st Ave and Bell traffic signal. The intersection shall be reconstructed to meet City of Phoenix standards, as approved by the Street Transportation Department.
14. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

15. 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.
16. A minimum 20-foot landscape setback shall be provided along 21st Avenue, planted with minimum 2-inch caliper, drought-tolerant shade trees, as approved by the Planning and Development Department.
17. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
18. 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.
19. One outdoor employee resting area of no less than 400-square feet or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
20. Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
21. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
22. A minimum of 5% of the required parking shall be EV Installed and 5% of the required parking shall be EV Capable.
23. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plan List shall be utilized, as approved or modified by the Planning and Development Department.
24. 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.
25. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
26. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees at maturity, or a combination thereof.
27. A minimum of one green infrastructure (GI) technique 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.

28. 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.
29. 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.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.