

Attachment C

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Bradley Wylam, Planner I, Assisting

October 19, 2022

ITEM NO: 2	
	DISTRICT 7
SUBJECT:	
Application #:	PHO-5-22--Z-6-04-7
Location:	Approximately 300 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road
Zoning:	C-2
Acreage:	1.26
Request:	1) Review of commercial elevations per Stipulation 7. 2) Technical corrections to Stipulations 1, 3, 4, 8, and 9.
Applicant:	SimonCRE C90 III LLC
Owner:	QuikTrip Corporation
Representative:	RKAA Architects Inc.

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and additional stipulations.

Village Planning Committee (VPC) Recommendation: The Estrella Village Planning Committee heard this case on October 18, 2022 and recommended approval by a vote of 9-0.

DISCUSSION:

Daniel Cox, representative with SimonCRE, introduced the proposed use and services offered on the subject site as a Kerry's Car Care. He provided an overview of the subject site and surrounding uses. He provided a depiction of a conceptual site plan and noted the location and direction of service bays facing east and west. He provided an overview of the proposed elevations. He stated that the proposed elevations are similar in colors and materials with stipulated elevations that were approved in earlier PHO actions also within the original rezoning case boundary.

Adam Stranieri, Planning Hearing Officer, stated that no correspondence was received and provided an overview of the Estrella Village Planning Committee meeting on October 18, 2022, which recommended approval by a vote of 9-0. He stated that the Street Transportation Department recommended two additional stipulations regarding a landscaped median island and detached sidewalks along

Lower Buckeye Road. He stated that the proposed elevations depict a single-story automotive repair business with a maximum height of 30 feet to the top of cornice. He stated that the elevations meet standard design review criteria and are compatible with existing development in the surrounding area. He recommended that the existing stipulation be replaced with a standard general conformance stipulation. He stated that a Recorded Proposition 207 Waiver is still required prior to preliminary site plan approval and recommended an additional stipulation.

FINDINGS:

- 1) The request for review of commercial elevations per Stipulation 7 is recommended to be approved with a modification. The modification is to delete the existing review requirement, which has been complied with, and replace it with a standard language stipulation regarding general conformance to the elevations. The elevations depict a single-story automotive repair business with a maximum height of 30 feet to the top of cornice. Building materials include brick veneer, precast concrete, CMU, and stucco. Architectural features and details include use of metal canopies and doors, and aluminum detailing. The proposal is compatible with existing development in the surrounding area.
- 2) The Street Transportation Department recommended two additional stipulations regarding a landscaped median island and detached sidewalks along Lower Buckeye Road. Both stipulations are recommended for inclusion. Lower Buckeye Road is a CM classified arterial roadway. The CM Section requires that a landscaped median island be constructed along with a detached sidewalk. The additional stipulations affirm the Street Classification Map requirements. Shaded detached sidewalks also support the City Council approved Complete Streets Policy, contribute to an enhanced pedestrian environment, and help mitigate the Urban Heat Island effect.

STIPULATIONS:

Trails and Landscaping	
1.	That The development shall conform to the Estrella Village Arterial Street Landscaping program that specifically provides landscaping requirements for Lower Buckeye Road, defined in the plan as a village parkway.
2.	That The developer shall provide a 30-foot wide public trail easement along the east side of 107th Avenue and along the south side of Lower

	Buckeye Road, exclusively for public utility easement, trail, and landscaping, unless modified by the Parks and Recreation Department.
Residential	
3.	That The single-family development shall be in general conformance to the site plan date stamped January 15, 2004, as approved or modified by THE PLANNING AND Development Services Department.
4.	That A minimum 40 x 40 foot triangular landscape entry area SHALL be provided on each corner at the main entrance to the residential subdivision to be located on 107th Avenue, as approved or modified by THE PLANNING AND Development Services Department.
5.	That Open space amenities shall be located outside of retention areas.
6.	That The property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the Tolleson Wastewater Treatment Plant and the Phoenix Goodyear Airport. The form and content of such documents shall be reviewed and approved by the city attorney.
Commercial	
7.	That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process prior to preliminary site plan approval with the Development Services Department. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED AUGUST 31, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8.	That The commercial site shall be developed with a similar architectural theme. The theme shall assure that the building and canopy colors, elevations, exterior materials, landscaping, lighting, and signage convey a sense of continuity throughout the development. A master architectural theme shall be provided before preliminary site plan approval of the first building, as approved or modified by THE PLANNING AND Development Services Department.
9.	That The development shall conform to the Estrella Village Arterial Street Landscaping program that specifically requires an entry feature on the

	southeast corner of 107th Avenue and Lower Buckeye Road, designated as a gateway intersection in the plan.
Street Improvements	
10.	That a Right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road.
11.	That a Right-of-way totaling 55 feet shall be dedicated for the east half of 107th Avenue.
12.	That 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 city. All improvements shall comply with all ADA accessibility standards.
13.	That The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
14.	THE DEVELOPER SHALL CONSTRUCT AND LANDSCAPE A 14-FOOT-WIDE MEDIAN ISLAND ALONG LOWER BUCKEYE ROAD, FROM 107TH AVENUE TO THE EXISTING MEDIAN TO THE EAST, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
15.	THE DEVELOPER SHALL CONSTRUCT A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK ALONG THE SOUTH SIDE OF LOWER BUCKEYE ROAD WITH A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK. TREES PLANTED IN THE LANDSCAPE STRIP SHALL BE PLACED NEAR THE SIDEWALK TO PROVIDE THERMAL COMFORT FOR PEDESTRIANS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16.	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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