

Attachment D

REPORT OF PLANNING COMMISSION ACTION August 6, 2020

ITEM NO: 10	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-SP-1-20-1 (Companion Case Z-10-20-1)
Location:	Northeast corner of 21st Avenue and Bell Road
From:	R-5 (Pending C-2) and C-2
To:	C-2 SP
Acreage:	11.23
Proposal:	Auto sales with underlying C-2 uses retained
Applicant:	Withey Morris, PLC/William F. Allison
Owner:	Howard A. Keyes Trust/Kevin Hochman
Representative:	Withey Morris, PLC/William F. Allison

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 6/18/2020 Approval, per the staff recommendation with a deleted stipulation. Vote: 9-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-SP-1-20-1, per the Deer Valley Village Planning Committee recommendation with an additional stipulation as read into the record.

Maker: Shank
Second: Mangum
Vote: 7-0
Absent: Gorraiz, Howard
Opposition Present: No

Findings:

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and the site is designed with respect to the local conditions and needs of the nearby neighborhoods.

3. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Tree and Shade Master Plan and the Complete Streets Guidelines. Further, the development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along to north and west boundaries of the site.

Stipulations:

1. The development shall be in general conformance to the site plan date stamped May 19, 2020, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, or overhang canopies, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 10-foot landscape setback along the northern site boundary where adjacent to residential zoning. The landscape setback shall be planted with two rows of minimum 60 percent 2-inch caliper trees and minimum 40 percent 3-inch caliper trees planted 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
5. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.

6. All uncovered surface parking lot areas for customer parking and employee parking, as noted on the site plan, shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping shall be dispersed throughout the parking area and achieve 35 percent shade at maturity, as approved by Planning and Development Department.
7. A minimum of two inverted-U bicycle racks for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Right-of-way totaling 40 feet shall be dedicated for the east half of 21st Avenue, as approved by the Planning and Development Department.
9. The developer shall not be permitted to modify the median on Bell Road for change in access, unless approved by the Street Transportation Department.
10. Right-of-way totaling 6 feet shall be dedicated for the south half of the alley along the northern property line, east of 21st Avenue, as approved by the Planning and Development Department.
11. As measured from the north extension of the monument line of 21st Avenue (the 21st Avenue that is located south of Bell Road), no driveway shall be permitted along Bell Road within 100 feet east or west (east portion half of the application boundary).
12. The developer shall provide a recorded a vehicular cross access easement for parcels Nos. 208-07-001W, 208-07-082A and 208-07-351 to allow the proposed sites to function cohesively. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
13. 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.
- ~~14. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route including those to the adjacent property to the west. Trees shall be placed in landscape areas to maximize shade coverage for pedestrian pathways, public sidewalks, and bus stops. The above described pathways shall be approved by the Planning and Development Department.~~
- ~~15. The developer shall reconstruct the bus stop pad and dedicate right of way~~
14. along westbound Bell Road. The bus stop pad shall be compliant with City of

Phoenix Standard Detail P1262 with a minimum depth of 10-feet. The final location of the bus stop pad shall require approval from the Public Transit Department and be constructed according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.

- ~~46.~~ In the event archaeological materials are encountered during construction, the
- 15. 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.

- ~~47.~~ The developer shall record a Notice to Prospective Purchasers of Proximity to
- 16. Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.

- ~~48.~~ The developer shall provide documentation to the City prior to final site plan
- 17. approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.

- 18. 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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