

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 15	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-22-22-8 (Companion Case Z-SP-3-22-8)
Location:	Approximately 220 feet north of the northeast corner of 59th Avenue and Elliot Road
From:	C-1
To:	C-2
Acreage:	4.90
Proposal:	Commercial uses
Applicant:	Wentworth Property Company
Owner:	Miller 160, LLC
Representative:	George Pasquel III, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 7/11/2022 Approval, per the staff recommendation with modifications. Vote: 8-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendations.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-22-22-8, per the Laveen Village Planning Committee recommendation.

Maker: Perez
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Commercial.
2. The proposal will provide additional employment options and commercial services within close proximity to future residences.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped June 30, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. Building elevations shall be developed with a common architectural theme.
4. ~~Building elevations shall be presented for review and comment to the Laveen Village Planning Committee prior to preliminary site plan approval.~~ THE CONCEPTUAL SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR FUTURE DEVELOPMENT OF THE COMMERCIAL PAD SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL WITH SPECIFIC REGARD TO THE INCLUSION OF THE BELOW ELEMENTS. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. PEDESTRIAN CONNECTIONS, SHADE, AND ARCHITECTURAL STYLE SHALL BE CONSISTENT WITH THE LAVEEN SOUTHWEST GROWTH STUDY.
5. A 25-foot minimum landscape setback shall be provided along 59th Avenue, as approved by the Planning and Development Department.
6. A minimum 10-foot landscape setback shall be provided along the north and east sides of the site and shall be planted with minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
7. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.
8. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A pedestrian connection shall be provided between the site and the adjacent multifamily development to the east, as approved by the Planning and Development Department.

10. A shared-use path shall be provided along the east side of 59th Avenue in accordance with the city of Phoenix standard trail detail, as approved by the Parks and Recreation and Planning and Development Departments.
11. The developer shall construct a minimum 5-foot-wide detached sidewalk along 59th Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings, TO PROVIDE A MINIMUM OF 50% SHADE AT MATURITY.
 - 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. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
12. The developer shall dedicate a minimum of 55-feet for the east half of 59th Avenue, as approved by the Planning and Development Department.
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. 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.
15. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.