

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 10	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-68-20-1 (Companion Case GPA-DV-3-20-1) (ASLD Supplier Site C PUD)
Location:	Southeast corner of 7th Avenue and Pinnacle Peak Road
From:	A-1 DVAO
To:	PUD DVAO
Acreage:	77.17
Proposal:	Planned Unit Development to allow a mix of industrial and commerce park uses.
Applicant:	City of Phoenix, Planning and Development Department
Owner:	Arizona State Land Department, et al
Representative:	City of Phoenix, Planning and Development Department

#### **ACTIONS:**

Staff Recommendation: Denial as filed, approval of 59.24 acres.

Village Planning Committee (VPC) Recommendation:

**Deer Valley** 1/14/2021 Information only.

**Deer Valley** 2/11/2021 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-68-20-1, per the staff recommendation, with the additional stipulation as read into the record.

Maker: Johnson  
Second: Howard  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses and the ongoing operation of the Deer Valley Airport.

3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

Stipulations:

1. An updated Development Narrative for the ASLD Supplier Site C PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated February 1, 2021 as modified by the following stipulations.
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:  
1st Submittal: December 11, 2020  
Hearing Draft: February 1, 2021  
City Council adopted: TBD
  - b. Add standards to the narrative that indicate that the property adjacent to the City of Phoenix strip that bifurcate the PUD area shall be treated as non-collector/non-arterial street for purposes of landscape and setback requirements.
  - c. Update all exhibits and acreage to reflect the updated property boundary exclusive of the City of Phoenix Deer Valley Airport parcel.
2. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along Pinnacle Peak Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
3. The developer shall dedicate 55-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, west of Central Avenue, per Cross Section C standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
4. The developer shall dedicate 50-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, east of Central Avenue, per Cross Section D standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
5. The developer shall dedicate 40-feet of right-of-way and construct the east side of 7th Avenue for the full limits of the project per the City of Phoenix collector street standards, as approved by the Planning and Development Department.

6. The developer shall dedicate and construct the remainder of the existing cul-de-sac at the southern end of 7th Avenue, as approved by Planning and Development Department.
7. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall include a signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, 7th Street and Pinnacle Peak Road and Central Avenue and Pinnacle Peak Road. The developer shall be responsible for and additional dedications and cost of improvements as required by the approved Traffic Impact Study.
8. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for wash crossings.
9. 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.
10. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (e.g. construction cranes) and permanent (e.g. structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
12. 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.
13. 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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