

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 7	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-17-19-5
Location:	Northeast corner of 19th Avenue and Maryland Avenue
From:	C-2 and R-5
To:	C-2
Acreage:	4.57
Proposal:	Outpatient surgical center
Applicant:	Benjamin Graff, Quarles & Brady, LLP
Owner:	HP Phoenix 19, LLC
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 5/28/2019 Approval, per the staff recommendation with modifications and an additional stipulation. Vote 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-17-19-5, per the Alhambra Village Planning Committee recommendation.

Maker: Shank
Second: Wininger
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The request is not consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre, however, as the site is under 10 acres in size, therefore a General Plan Amendment is not required.
2. The proposed development is appropriate located adjacent to an arterial street and light rail transit corridor. The request is consistent with the scale of development in the surrounding area and the larger light rail corridor.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area by providing for enhanced building design and pedestrian amenities.

Stipulations:

1. A pedestrian path, 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 on the property from 19th Avenue and Maryland Avenue to a building entrance, as approved by the Planning and Development Department.
2. A minimum of 50% of all on-site pedestrian paths shall be shaded by a structure or common landscape element, as approved by the Planning and Development Department.
3. ~~All parking areas shall be set back a minimum of 30 feet from the 19th Avenue property line, or located behind a building, as approved by the Planning and Development Department.~~
3. THE DEVELOPER SHALL PROVIDE LANDSCAPING ALONG PARKING AREAS FRONTING 19TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPING SHALL FULLY SCREEN THE PARKING AREA FROM VIEW AT MATURITY.
4. A minimum of 75% of the sidewalk along 19th Avenue and Maryland Avenue shall be shaded at tree maturity per the requirements of Section 1304.F.1 in the Zoning Ordinance, as approved by the Planning and Development Department.
5. 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.
6. A minimum of 5 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.
7. The developer shall dedicate right-of-way and reconstruct the bus stop pad on northbound 19th Avenue north of Maryland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standard Detail P1260. The bus stop pad shall be spaced from the intersection of 19th Avenue and Maryland Avenue as per City of Phoenix Standard Detail P1258.
8. 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.

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