



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** December 27, 2024

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 3 (Z-110-24-8) – APPROXIMATELY 475 FEET SOUTH OF THE SOUTHEAST CORNER OF 32ND STREET AND SOUTHERN AVENUE

The purpose of this memo is to recommend modifications to Stipulations 5 and 17 in response to the South Mountain Village Planning Committee (VPC) recommendation.

Rezoning Case No. Z-110-24-8 is a request to rezone 1.00 acre located approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to P-1 BAOD (Passenger Automobile Parking, Limited, Baseline Area Overlay District) to allow a parking lot.

The South Mountain VPC heard this request on December 10, 2024, and recommended approval, per the staff recommendation, with modified stipulations and an additional stipulation, by a vote of 10-0-1.

The VPC recommendation included a modification to Stipulation No. 2 to exclude landscaping where a driveway may be located along the north side of the site. Staff does not have concerns with the modification. Staff recommends that Stipulation No. 5 not be modified. The intent of the modification by the South Mountain VPC was to allow EV parking spaces to be located on the proposed parking lot, across from the Farm at South Mountain. However, because the Farm at South Mountain site is not part of the rezoning request, it cannot be stipulated to include EV parking on that property. Staff also recommends that Stipulation No. 17 be modified to require that the applicant apply for alternative dustproofing prior to preliminary site plan approval, as that requires a separate approval process from the rezoning case.

Staff recommends approval, per the modified stipulations in **bold** font below:

1. A minimum 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site, **EXCLUDING A DRIVEWAY TO THE NORTH**, and planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and

vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure, ~~AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the

current location of the existing RFB, as approved by the Street Transportation Department.

13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.
16. Prior to final 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.
17. ~~THE SURFACE OF PARKING STALLS SHOULD BE COMPOSED OF AN ALTERNATIVE TO ASPHALT OR CONCRETE, AS APPROVED BY THE ZONING ADMINISTRATOR. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE APPLICANT SHALL ALL APPLY TO USE ALTERNATIVE DUSTPROOFING MATERIALS ON THE SITE.~~