



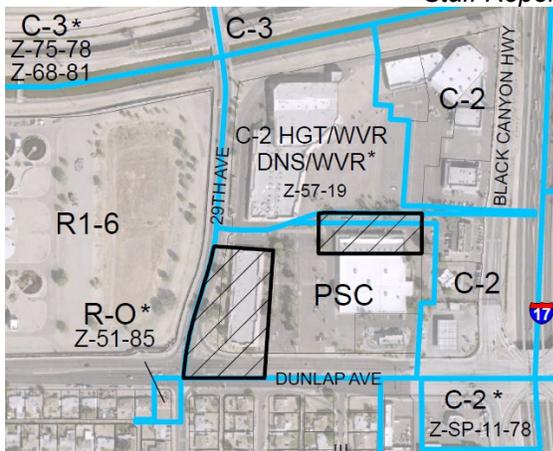
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**  
**Staff Report Z-4-22-1**  
**November 3, 2022**

<b>North Mountain <u>Village Planning Committee</u> Meeting Date:</b>	November 16, 2022
<b><u>Planning Commission</u> Hearing Date:</b>	November 3, 2022
<b>Request From:</b>	<u>PSC</u> (Planned Shopping Center) (0.82 acres), <u>C-2</u> (Intermediate Commercial) (0.27 acres)
<b>Request To:</b>	<u>C-2</u> (Intermediate Commercial) (1.09 acres)
<b>Proposed Use:</b>	Shopping center with expanded uses permitted in C-2
<b>Location:</b>	Northeast corner of 29th Avenue and Dunlap Avenue
<b>Owner:</b>	GM Metro, LLC, GM ELPED, LLC
<b>Applicant / Representative:</b>	Withey Morris, PLC, William F. Allison
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to remove the parcel located at the northeast corner of 29th Avenue and Dunlap Avenue from the rezoning request, per the applicant’s request, and to update the stipulations and findings accordingly. Staff recommends new Stipulation No. 2 to require a pedestrian connection between the existing building on the site and the parking area to the west, in order to create a safer pedestrian route.

*Amendment to the Subject Site of Z-4-22-1; Source: Planning and Development Staff Report Addendum A*



The amended geography of the request necessitates several changes to the stipulations recommended by staff. Staff recommends approval of the request, subject to the revised stipulations, and per the revised findings below:

### Findings

1. The development is consistent with the Commercial General Plan Land Use Map designation.
2. ~~The proposal, as stipulated, will create a strong pedestrian environment along 29th Avenue with shaded and detached sidewalks in a key corridor to convey residents safely and comfortably to the North Mountain Primary Core and the Metrocenter Light Rail Station.~~

THE DEVELOPMENT, AS STIPULATED, ADVANCES THE GOALS CONTAINED IN THE NORTH MOUNTAIN REDEVELOPMENT AREA PLAN BY SUPPORTING RENEWED ECONOMIC VITALITY ON AN UNDERUTILIZED SITE.

3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

### Stipulations

1. ~~For any development that modifies the cumulative floor area of any building by more than 25 percent, including demolition, from that depicted on the site plan (Alta/ACSM Survey) date stamped February 2, 2022, the conceptual site plans, conceptual landscape plans, and elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.~~
  - a. ~~Pedestrian orientation to 29th Avenue including building/unit entrances accentuated by architectural treatments such as stoops and doorwells, common entries, storefronts, galleries, and/or forecourts.~~
  - b. ~~All elevations of the building(s) shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.~~

- ~~c. Uncovered surface parking lot areas shall be landscaped with shade trees to achieve a minimum of 25 percent shade at maturity.~~
  - ~~d. The sidewalk along Dunlap Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and be planted with minimum 3-inch caliper shade trees to shade the sidewalk to a minimum of 75 percent, as approved or modified by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.~~
2. 1. Prior to the issuance of permits for tenant improvements, the developer shall provide three Inverted-U bicycle racks near the primary entrances to each building exceeding 5,000 square feet in floor area. These bicycle racks shall be shaded to 50 percent and installed per the requirements of Section 1307(H) of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
  3. 2. ~~Prior to the issuance of permits for tenant improvements, the developer shall provide clearly defined, accessible pedestrian pathways that connect all building entrances to one another and to the public sidewalks along 29th Avenue and Dunlap Avenue using the most direct route for pedestrians, as approved by the Planning and Development Department. 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 ACROSS THE DRIVE AISLE LOCATED ON THE WESTERN EDGE OF THE BUILDING, CONNECTING THE BUILDING WITH THE PARKING AREA TO THE WEST, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
  4. ~~Prior to the issuance of permits for tenant improvements, the landscape setback area along the 29th Avenue frontage shall be landscaped in accordance with the C-2 zoning district standards for planting type, size, and quantity. Shade tree species shall be provided along the street frontage and be planted within close proximity to the sidewalk to provide shade and thermal comfort for pedestrians, as approved by the Planning and Development Department.~~
  5. 3. 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

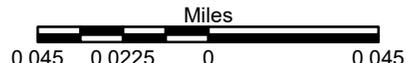
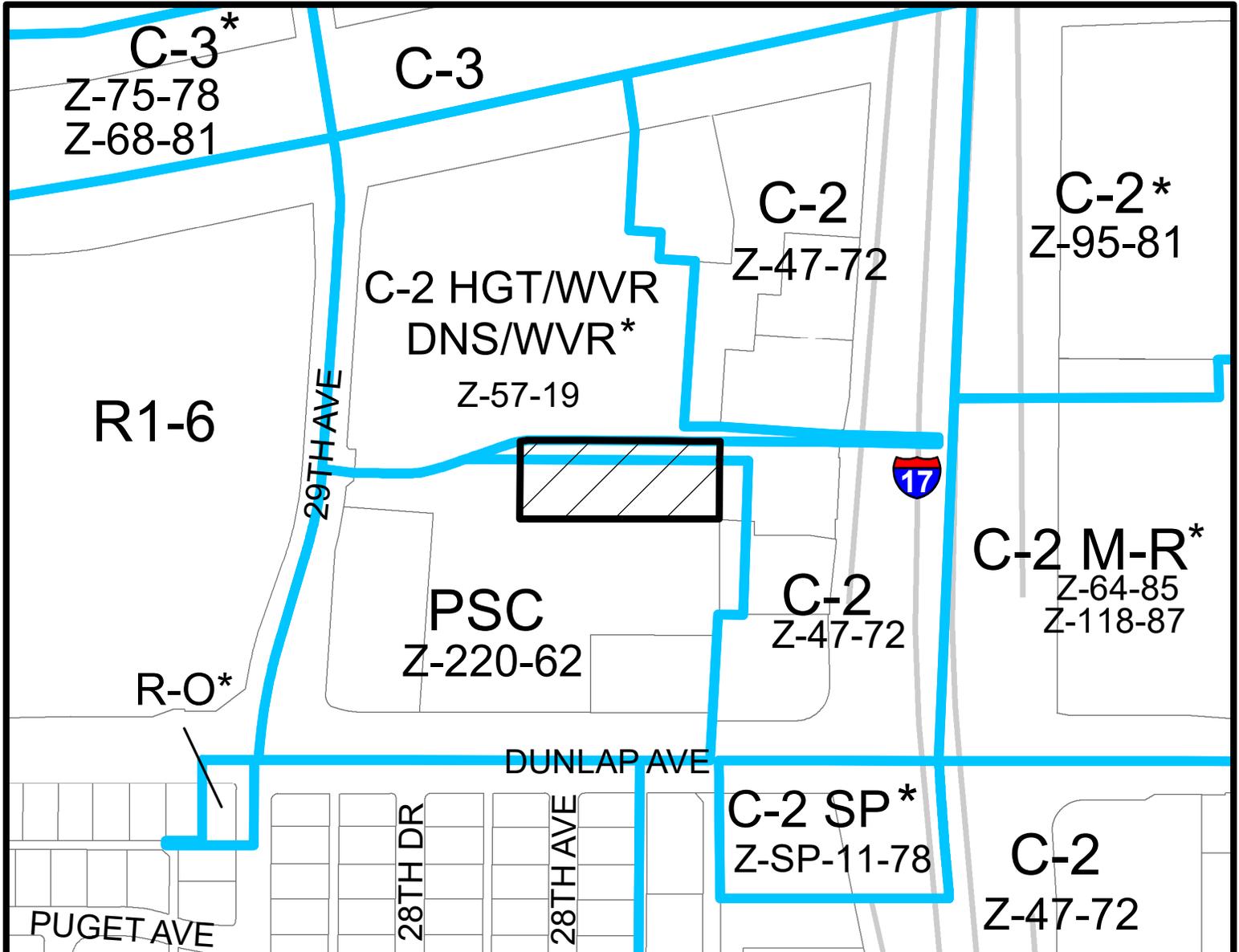
the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. 4. 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.
7. 5. 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.

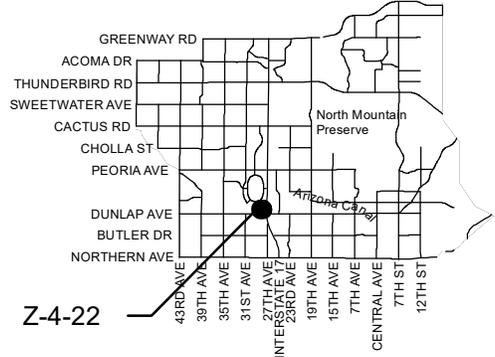
**Exhibits**

Zoning sketch map

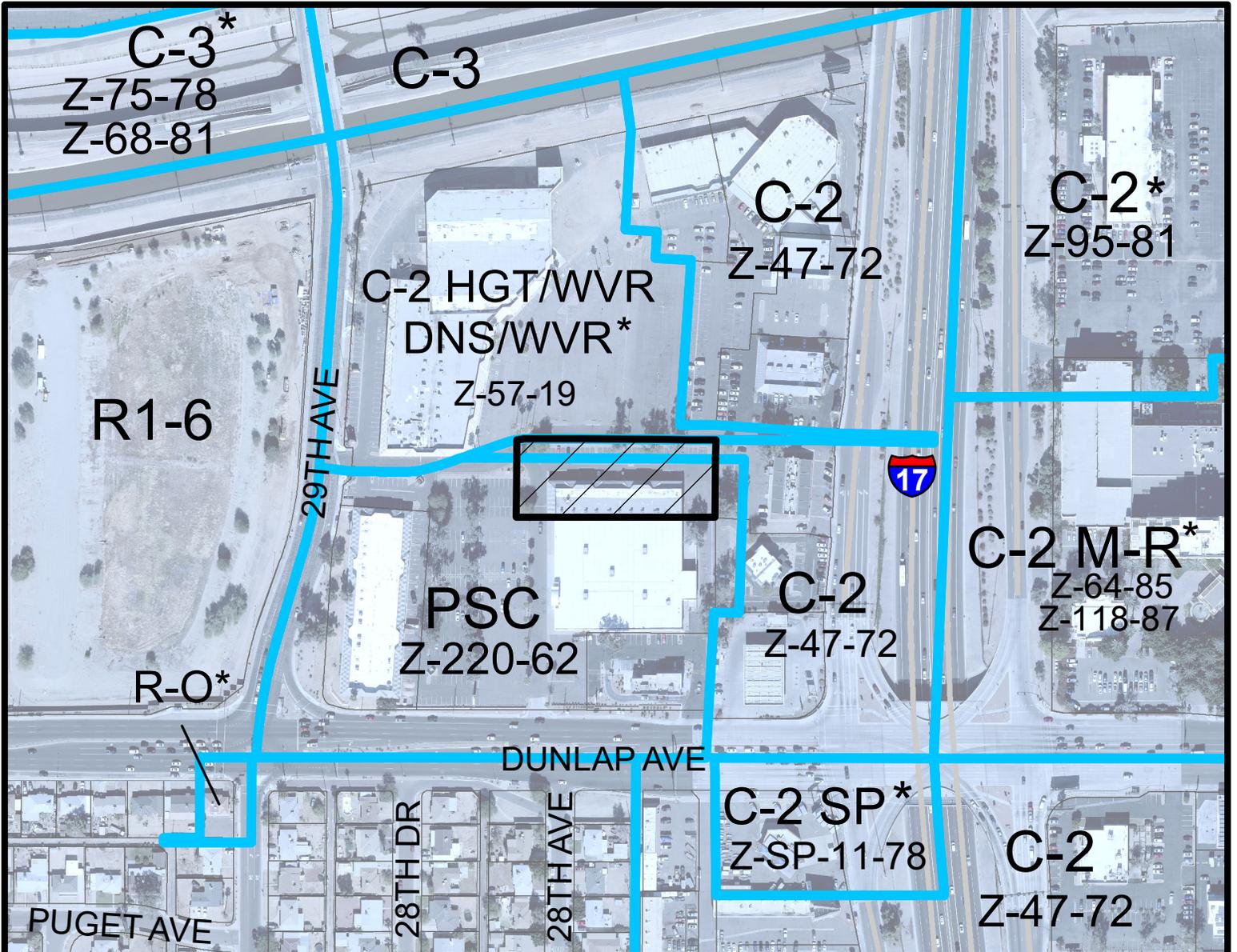
Aerial sketch map



**NORTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Withey Morris, PLC/William F. Allison		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-4-22	<b>DATE:</b> 2/17/2022 <b>REVISION DATES:</b>	<b>FROM:</b> PSC ( 0.82 a.c.) C-2 ( 0.27 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.09 Acres</b>	<b>9/2/2022</b>	<b>TO:</b> C-2 ( 1.09 a.c.)	
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 27-22	<b>ZONING MAP</b> J-7	<b>* UNITS P.R.D. OPTION</b>	
<b>MULTIPLES PERMITTED</b> PSC, C-2 C-2	<b>CONVENTIONAL OPTION</b> N/A, 4 16	N/A, 4 19	
* Maximum Units Allowed with P.R.D. Bonus			

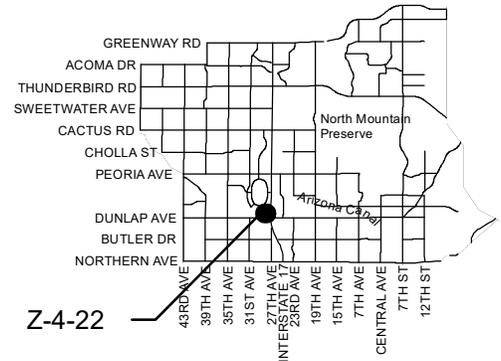


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**NORTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 1



Z-4-22

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