

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 1, 2024

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| ITEM NO: 4 | |
| | DISTRICT NO.: 6 |
| SUBJECT: | |
| | |
| Application #: | Z-87-22-6 (Broadstone 56 PUD) |
| Location: | Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street |
| From: | C-3 |
| To: | PUD |
| Acreage: | 4.48 |
| Proposal: | PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the Walkable Urban Code T5:6 |
| Applicant: | George Pasquel, Withey Morris Baugh, PLC |
| Owner: | Randum Properties, LLC |
| Representative: | George Pasquel, Withey Morris Baugh, PLC |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 11/14/2023 Information only.

Camelback East 1/9/2024 Approval, per the staff recommendation. Vote: 16-0.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-87-22-6, per the Camelback East Village Planning Committee recommendation.

Maker: Mangum
Second: Gorraiz
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The site is appropriately located on streets with access to a major arterial street and a light rail station.
2. The proposal will develop an underutilized site and provide additional housing options within the Camelback East Village.

3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design with the improvement and utilization of transit access on 56th Street and promote a safer walking and bicycling environment.

Stipulations:

1. An updated Development Narrative for the Broadstone 56 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 the Development Narrative date stamped December 20, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]
 - b. Page 12, Development Standards, 1. Development Standards Table, Sidewalk Standards: Add a provision for the detached landscape area: Minimum five-foot-wide landscape strip between back of curb and sidewalk
 - c. Page 15, Landscape Standards, Planting Guidelines, Shade Trees: Update third bullet point to reflect that minimum 30% of all trees be 3-inch caliper.
 - d. Page 26, I. Comparative Zoning Table, Update the Comparative Zoning Table to be consistent with the PUD Development Standards Section.
2. The developer shall dedicate right-of-way and construct a half-radius temporary turn around at the termination of 55th Place.
3. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
4. 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.
5. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

7. 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.
8. 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.
9. 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.
10. 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.

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