

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 12	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-78-24-5
Location:	Approximately 1,000 feet north of the northwest corner of Black Canyon Highway and Northern Avenue
From:	C-2
To:	C-2 DNS/WVR
Acreage:	3.24
Proposal:	Community residence center (supportive housing for seniors)
Applicant:	Margaret Adams, City of Phoenix, Office of Homeless Solutions
Owner:	City of Phoenix
Representative:	Margaret Adams, City of Phoenix, Office of Homeless Solutions

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 8/21/24 Approval, per the staff recommendation, with direction. Vote: 11-0.

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation with additional stipulations.

Motion Discussion: The applicant requested additional stipulations, per the direction provided at the North Mountain VPC meeting.

Motion details: Commissioner Matthews made a MOTION to approve Z-78-24-5, per the North Mountain Village Planning Committee recommendation, with three additional stipulations, as presented.

Maker: Matthews
Second: James
Vote: 8-0
Absent: Jaramillo
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan as well as policy documents such as the Tree and Shade Master Plan, Housing Phoenix Plan, Complete Street Guidelines, Transportation Electrification Plan, and Climate Action Plan.
3. The proposal, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. Upon site plan approval and permit issuance for any new building(s) on the site as shown on the site plan dated May 31, 2024 that increases the cumulative footprint by more than 10 percent, the following shall apply:
 - a. A minimum of 10 percent of the required parking shall be EV Ready.
 - b. The required landscape setback areas shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 50 percent of the trees being a minimum 2-inch caliper, as approved or modified by the Planning and Development Department.
 - c. 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.
 - d. A minimum of 25 percent of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper shade trees, or a combination thereof.
 - e. A landscape irrigation plan shall be provided that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
 - f. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
 - g. 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.
2. The R-5 Subdivision Option shall be utilized for the development.
3. A minimum of one pedestrian connection shall be provided from the subject site to connect to the property to the south, as approved by the Planning and Development Department.
4. 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 contrast with the parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged

mature trees to remain on site, as approved or modified by the Planning and Development Department.

6. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
7. The following bicycle infrastructure as described below shall be provided as approved by the Planning and Development Department:
 - a. A bicycle repair station ("fix it station") shall be provided on the site.
 - b. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U racks, artistic racks, and/or secure/indoor facilities. Inverted U racks shall be installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. All improvements to the Black Canyon Highway frontage are outside of City of Phoenix jurisdiction and shall be reviewed and approved by ADOT. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.
11. **A MAXIMUM OF 126 UNITS SHALL BE PERMITTED.**
12. **AN OPERATIONAL PLAN SHALL BE DEVELOPED WITH A CONTRACTED PROPERTY MANAGER AND SUPPORT SERVICES PROVIDER TO GOVERN THE SITE AND WILL BE OUTLINED IN A GOOD NEIGHBOR AGREEMENT. THE PLAN SHALL ADDRESS, AT A MINIMUM, THE FOLLOWING:**
 - A. **REGULAR, ON-GOING COMMUNICATION SHALL BE PROVIDED TO THE SURROUNDING COMMUNITIES ON ANY ISSUES, CONCERNS, FOLLOW-UP REQUESTS, ETC.**
 - B. **A PUBLIC SAFETY PLAN WILL BE IMPLEMENTED TO INCLUDE:**
 - I. **ON-SITE SECURITY 24 HOURS A DAY, 7 DAYS A WEEK.**
 - II. **ON-SITE SECURITY MONITORING OF EXTERIOR SECURITY CAMERAS TO ADDRESS ISSUES SURROUNDING THE FACILITY IN A TIMELY FASHION.**

- III. COORDINATION WITH THE PHOENIX POLICE DEPARTMENT WITH REGULAR COMMUNICATION PROTOCOLS.
 - IV. ILLEGAL DRUGS ARE TO BE PROHIBITED FOR POSSESSION AND/OR USE.
 - V. NO SERVICES WILL BE PROVIDED TO ANY INDIVIDUALS THAT ARE NOT RESIDENTS/LEASE HOLDERS.
 - C. UNITS WILL BE LEASED TO ELIGIBLE RESIDENTS WHO ARE AT LEAST FIFTY-FIVE YEARS OF AGE AND HAVE AN INCOME THAT DOES NOT EXCEED 30% OF AREA MEDIAN INCOME.
 - D. THE CITY OF PHOENIX WILL ENSURE CONTRACTED PROPERTY MANAGEMENT COMPANY WILL OBTAIN CRIME FREE MULTI-HOUSING TRAINING AND CERTIFICATION. THE PROPERTY MANAGER WILL INCLUDE THE CRIME FREE MULTI-HOUSING ADDENDUM TO ALL LEASE AGREEMENTS.
13. FINAL DESIGN OF SITE IMPROVEMENTS SHALL INCORPORATE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (“CPTED”) STANDARDS AND BEST PRACTICES BY:
- A. SECURITY CAMERAS SHALL BE ACTIVATED TO MONITOR, AT MINIMUM, OUTDOOR AREAS AROUND THE BUILDING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - B. PROPERTY MANAGER SHALL ENROLL IN THE VIRTUAL BLOCK WATCH PROGRAM WITH THE PHOENIX POLICE DEPARTMENT.

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