

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 13, 2023

ITEM NO: 11	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-91-22-5
Location:	Approximately 1,000 feet west of the southwest corner of 39th Avenue and Camelback Road
From:	R1-6 and R-5
To:	R-5
Acreage:	4.97
Proposal:	Multifamily residential
Applicant:	Vida Architects
Owner:	West Camelback Investment Group, LLC
Representative:	Virginia Senior

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 3/28/2023 Approval, per staff recommendation, with an additional stipulation.
Vote: 12-2.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-91-22-5, per the Alhambra Village Planning Committee recommendation.

Maker: Mangum
Second: Boyd
Vote: 5-0
Absent: Gaynor, Gorraiz, Jaramillo, and Simon
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The proposal, as stipulated, will create a strong pedestrian environment along Camelback Road with shaded and detached sidewalks that will convey residents safely and comfortably toward Alhambra High School, the 35th Avenue Bus Rapid Transit Line, Cielito Park, and Grand Canyon University.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 30, 2022 with specific regard to the location of the buildings, the location of the open space, a minimum 5-foot-wide pedestrian pathway extending through the open space and connecting to Camelback Road, and with building entrances oriented onto the open space, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the building elevations date stamped December 30, 2022, as modified by the following stipulations and as approved by the Planning and Development Department.
3. The public sidewalk along Camelback Road shall be constructed to a width of 6 feet and detached from the back of curb by a minimum 10-foot-wide landscape area planted to the following standards, as approved 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 the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
4. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Camelback Road, as approved by the Planning and Development Department.
5. The required landscape setback along the west property line shall be enhanced with 5-foot by 5-foot triangular islands every 80 to 100 feet that protrude into the parking area. This landscape setback shall be planted with minimum 2-inch caliper single trunk, shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Bicycle parking shall be provided at a minimum of 0.25 spaces per unit for up to a maximum of 50 spaces, located near the entrances to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - b. One bicycle repair station shall be provided and maintained in an area of high visibility to residents and within 75 feet of the Camelback Road right-of-way.
7. 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.

8. A bus stop pad shall be constructed on westbound Camelback Road designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and spaced from the western driveway according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
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 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.
11. A MINIMUM OF TWO RECYCLING CONTAINERS SHALL BE PROVIDED ON SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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