

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION September 1, 2022

ITEM NO: 7	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-34-22 -1 (Companion Case GPA-DV-2-22-1)
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
From:	IND. PK
To:	R-3A
Acreage:	22.46
Proposal:	Multifamily Residential
Applicant:	Mack Real Estate Group
Owner:	TCA Plaza 1, LLC & TCA Plaza II, LLC
Representative:	Jason Morris/Benjamin Tate, Withey Morris, PLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Deer Valley** 8/11/2022 Approval, per the staff recommendation. Vote: 10-1.

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

Motion Discussion: N/A

Motion details: Vice Chair Mangum made a MOTION to approve Z-34-22-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Vice Chair Mangum  
Second: McCabe  
Vote: 7-0  
Absent: Busching and Simon  
Opposition Present: No

#### **Findings:**

1. The requested R-3A zoning district is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. As stipulated, the proposed development will include development standards including height limits, increased setbacks adjacent to existing residential properties, enhanced landscaping and shade, and open space requirements, that mitigate impacts to surrounding properties.

3. As stipulated, the proposed development enhances connectivity in the immediate vicinity by improving adjacent roadways, creating a public shared use path, and providing shaded detached sidewalks.

Stipulations:

1. The development shall be in general conformance with the conceptual site plan date stamped July 21, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. The development shall be limited to 1 story and 20 feet in height within 100 feet of the west property line.
4. The common open space areas shall provide a minimum of 5 active or passive recreational elements, located throughout the property, as generally shown on the site plan date stamped July 21, 2022. Recreational elements meeting this requirement shall include, but are not limited to, swimming pools, playground sets, ramadas, dog parks, fire pits, and barbeque areas; and shall not include lawn or turf areas, as approved by the Planning and Development Department.
5. The perimeter setbacks on all sides of the site shall be landscaped and shall include minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the planning and development department.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
7. 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.
8. The developer shall provide secured bicycle parking per Section 1307 of the Zoning Ordinance. In addition, inverted U- and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
9. A 20-foot-wide shared use path easement (SUPE) shall be provided along 19th Avenue and a minimum 10-foot-wide shared use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or

restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

10. The sidewalks along 19th Avenue and Monona Drive shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.
11. The developer shall construct a knuckle design at the corner of 20th Avenue and Monona Drive connecting the roadway and sidewalk, as approved by the Planning and Development Department.
12. No vehicular access shall be provided to 21st Avenue along Monona Drive.
13. 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.
14. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
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 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, [leslie.scott@phoenix.gov](mailto:leslie.scott@phoenix.gov) or TTY: Use 7-1-1.