

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 3, 2022

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| ITEM NO: 6 | |
| | DISTRICT NO.: 8 |
| SUBJECT: | |
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| Application #: | Z-73-21-8 |
| Location: | Approximately 415 feet west of the northwest corner of 36th Street and McDowell Road |
| From: | C-2 HGT/WVR, C-2, P-1, and PAD-14 |
| To: | R-3 |
| Acreage: | 5.87 |
| Proposal: | Single-family attached residential development |
| Applicant: | McDowell Partners I, LLC |
| Owner: | McDowell Partners I, LLC, et al. |
| Representative: | Ron Harris, Norris Design |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/1/2022 Approval, per the staff recommendation. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-73-21-8, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Mangum
Second: Johnson
Vote: 7-0
Absent: Gorraiz
Opposition Present: Yes

Findings:

1. The proposed development is appropriately located along an arterial street where major commercial centers are present to serve residents.
2. The proposed development will provide a buffer and an appropriate transition from the commercial uses along McDowell Road to the existing single-family neighborhood to the north of the site.
3. As stipulated, the proposed development will provide an enhanced pedestrian environment along McDowell Road with detached sidewalks and shade trees.

Stipulations:

1. The development shall be in general conformance with the building elevations date stamped November 15, 2021 with specific regard to variety of materials, decorative garage doors, and covered entries, as approved by the Planning and Development Department.
2. The public sidewalk along McDowell Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
 - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve 75 percent live coverage.
3. A minimum of 6 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near amenity areas. Bike racks shall be installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. The developer shall dedicate minimum 50-feet of right-of-way and construct the north side of McDowell Road, as approved by the Planning and Development Department.
5. 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. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
7. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
8. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development prior to final site plan approval.
9. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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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