

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION October 10, 2024

ITEM NO: 5	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-74-24-6 (Continued from September 5, 2024)
Location:	Northeast corner of 21st Street and Turney Avenue
From:	R-3
To:	R-5
Acreage:	1.82
Proposal:	Multifamily residential
Applicant:	Ashley Z. Marsh, Gammage & Burnham, PLC
Owner:	4401 Turney Villas, LLC; 2118 Turney, LLC; Charles E. Goodwin, III
Representative:	Ashley Z. Marsh, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations (per the Addendum A Staff Report).

Village Planning Committee (VPC) Recommendation:

Camelback East 8/6/2024 No Recommendation (motion to recommend approval failed).

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-74-24-6, per the Addendum A Staff Report.

Maker: Matthews
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is appropriate at this location and is consistent with the scale and existing uses in the surrounding area.
2. The proposal, as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.
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 MAXIMUM NUMBER OF DWELLING UNITS SHALL BE 64.

2. THE BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM 3 STORIES AND 39 FEET WITHIN 37 FEET OF THE TURNEY AVENUE PROPERTY LINE AND WITHIN 45 FEET OF THE 21ST STREET PROPERTY LINE.
- 3.4. The landscape setback along 21st Street shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
- 4.2. A minimum 40-foot building setback shall be provided along the north property lines, as approved by the Planning and Development Department.
- 5.3. A minimum 5-foot sidewalk shall be constructed on the east side of 21st Street, adjacent to the development.
- 6.4. A minimum 5-foot-wide detached sidewalk, separated by a minimum 7-foot-wide landscape area, shall be constructed on the north side of Turney Avenue. The landscape area shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 7.5. All existing electrical utilities within the public right-of-way on 21st Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- 8.6. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- 9.7. All streets within and adjacent to the development shall be constructed 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.
- 10.8. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces, and 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.
- 11.9. A minimum of three of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- 12.40. A bicycle repair station (“fix it station”) shall be provided on the site. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.

- 13.44. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
- 14.42. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- 15.43. 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.
- 16.44. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- 17.45. A minimum of 25% 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, drought tolerant, shade trees, or a combination thereof.
- 18.46. 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.
- 19.47. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
- 20.48. In the event archaeological materials are encounter 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.
- 21.49. 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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