

## ATTACHMENT D

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

ITEM NO: 20	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-38-22-6
Location:	Southeast corner of 10th Street and Pasadena Avenue
From:	P-1
To:	R-4
Acreage:	0.72
Proposal:	Single-family attached
Applicant:	Andrew Nametz, Pasadena 1 Zero, LLC
Owner:	Brian R Puziss
Representative:	William F. Allison, Withey Morris, PLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 8/2/2022 Approval, per the staff recommendation. Vote: 13-0-1.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-38-22-6, per the Camelback East Village Planning Committee recommendation.

Maker: Gaynor  
Second: Boyd  
Vote: 7-0  
Absent: Busching and Simon  
Opposition Present: No

#### **Findings:**

1. The proposed development is consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre to the north of the subject site.
2. The proposal will provide a high quality Single-Family Attached (SFA) residential development within the applicable area for the SFA development option, which will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance to the elevations date stamped May 6, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 30 feet.
3. The maximum density for the project shall not exceed 12 dwelling units per acre.
4. The developer shall construct a minimum 5-foot-wide detached sidewalk along the south side of Pasadena Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
  - a. Minimum 2-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.
  - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
5. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 10th Street and west side of 10th Place, as approved by the Planning and Development Department.
6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or open space areas 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.
7. Existing irrigation facilities along Pasadena Avenue are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
8. 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.
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.

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.