

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 4, 2020

ITEM NO: 13	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-67-19-8
Location:	Approximately 900 feet east of the northeast corner of 16th Street and Baseline Road
From:	R1-14 BAOD
To:	R-3 BAOD
Acreage:	7.44
Proposal:	Multifamily residential
Applicant:	Avenue North, LLC
Owner:	Andrew F. Marshall
Representative:	Benjamin Tate, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 3/10/2020 Continued. Vote: 12-0.

South Mountain 4/14/2020 Canceled.

South Mountain 5/12/2020 Approval, per the staff recommendation Vote: 14-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-67-19-8, per the South Mountain Village Planning Committee recommendation with the additional stipulation as read into the record.

Maker: Shank
Second: McCabe
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Baseline Area Master Plan, the Tree and Shade Master Plan, and the Complete Streets Guidelines.

2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and the inclusion of bicycle and pedestrian facilities which leverage existing infrastructure.
3. The development, as stipulated, will produce an attractive and a well-shaded streetscape environment as envisioned by the Baseline Area Master Plan and codified in the Baseline Area Overlay District.

Stipulations:

1. All elevations of the buildings shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and overhang canopies, as approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door, as approved by the Planning and Development Department.
3. A minimum of 25 percent of the surface parking areas shall be shaded, with a maximum of 10 percent by architectural shade and the remainder by trees at maturity, as approved by the Planning and Development Department.
4. The applicant shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station ("fix it station") shall be provided near the amenity area, the Western Canal, or Baseline Road. The station shall include: 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.
 - b. "Secure/Covered Facilities" and/or "Outdoor/Covered Facilities" shall be provided for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. Appropriate facilities are defined in Appendix K or the Comprehensive Bicycle Master Plan.
 - c. A minimum of ten inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests shall be located near building entrances and installed per the requirements of Section 1307.H. of the Zoning Ordinance.
5. The developer shall provide the following resident amenities at minimum, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Barbecue and picnic areas.

- c. A neighborhood garden of no less than 1,000 square feet including garden tool library, irrigation, and variable shade infrastructure to enable year-round planting.
 - d. A fenced dog park of no less than 2,000 square feet.
- 6. The standards contained in Section 651.E.1. (BAOD Streetscape Design Guidelines and Standards) and the approved street cross section shall apply, in addition to the below enhancements, and as approved or modified by the Planning and Development Department.
 - a. Minimum 3-inch caliper large canopy shade trees, selected from the Baseline Area Master Plan Plant List shall be provided for all required trees within the applicable area.
 - b. The detached sidewalk shall be shaded to a minimum 75 percent by vegetative shade.
 - c. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road, shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and the MUT shall be shaded to a minimum 50 percent by vegetative shade.
- 7. The developer shall provide a minimum of two pedestrian access gates to the Western Canal along the northern property line and a minimum of two pedestrian gates along Baseline Road. The pedestrian gates shall be connected to the internal pedestrian pathways by accessible sidewalks, as approved by the Planning and Development Department.
- 8. The developer shall provide two enhanced internal, north-south, pedestrian pathways which connect the Western Canal to the public sidewalk along Baseline Road, as described below, and as approved or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be shaded to 75 percent at maturity.
 - b. Pedestrian pathways shall be a minimum of 5 feet in width or a minimum of 6.5 feet in width when adjacent to perpendicular or diagonal parking areas.
 - c. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Fifteen-foot maximum height of lighting fixtures.
 - ii. A minimum of one-foot candle illumination maintained throughout the pathways and designed to avoid areas of high glare areas and low visibility dark areas.

- d. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance
 - e. Where pedestrian pathways cross vehicular maneuvering areas, the crossing shall be clearly delineated using decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles.
 - f. The pedestrian pathways described above shall be connected to all residential units by private sidewalks.
9. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) revised February 10, 2017. The following requirements shall apply, as approved by the Planning and Development Department:
- a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
10. The developer shall modify the median island along Baseline Road to create an eastbound left turn pocket that aligns with 18th Place, as approved by the Street Transportation Department. Trees in the landscape median island shall be replenished with trees that are of equal or greater caliper in size or be relocated to an adjacent median island at time of reconstruction of the median, as approved by the Planning and Development Department.
11. 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. The above conditions shall be approved by the Planning and Development Department.

12. The developer shall dedicate a sidewalk easement and construct one bus stop pad on westbound Baseline Road west of the 18th Place alignment. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of Baseline Road and 18th Place as per City of Phoenix Standard Detail P1258. The above conditions shall be approved by the Planning and Development Department.
13. 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.
14. 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.
15. 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.

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