

Attachment D

REPORT OF PLANNING COMMISSION ACTION January 6, 2022

ITEM NO: 17	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-60-21-6
Location:	Approximately 65 feet west of the southwest corner of 40th Street and Monterosa Street
From:	R1-6 and R-3
To:	R-3
Acreage:	0.63
Proposal:	Multifamily Residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, PA
Owner:	Chapter 2, LLC; c/o Geoff Edlund
Representative:	Brian Greathouse, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 12/7/2021 Approval, per staff recommendation with a modified stipulation.
Vote: 15-0.

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-60-21-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Mangum
Second: Johnson
Vote: 8-0
Absent: Shank
Opposition Present: Yes

Findings:

1. The proposed development is compatible in scale and character with the surrounding neighborhood and features clearly identifiable pedestrian entrances and building height consistent with single-family development.
2. The proposed development will provide a buffer and an appropriate transition from the commercial uses to the south and east to the site, from the existing single-family neighborhood.
3. As stipulated, the proposed development will provide ample tree shade throughout the site and along the public sidewalk along Monterosa Street.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped September 2, 2021, with specific regard to the following and as approved by the Planning and Development Department.
 - a. There shall be a maximum building height of 2 stories and 30 feet.
 - b. Individual entryways on front (Monterosa) elevation shall be clearly identifiable as the primary pedestrian access for residential units.
2. The developer shall construct a minimum 5-foot-wide public sidewalk along the south side of Monterosa Street, as approved by the Planning and Development Department.
3. The primary entryways into residential units shall face Monterosa Street. These entryways shall incorporate a patio or seating court area, as approved by the Planning and Development Department.
4. The required landscape setback along Monterosa Street shall include minimum 3-inch caliper single-trunk large canopy shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.
5. A minimum 10-foot landscape setback shall be required along the west and east property lines. These areas shall be planted with minimum 2-inch caliper shade trees placed 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. Shade may be provided with a combination of trees and structural shade.
7. A minimum of ~~two~~ EIGHT bicycle parking spaces shall be provided through Inverted U and/or artistic racks located on the southwest portion of the site, to the north of the pedestrian entry gate depicted on the site plan date stamped September 2, 2021. These parking spaces 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.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

10. The developer shall provide 20 feet of paving per the local street requirements for the alley from the western boundary of the property to 40th Street, 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, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
14. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix 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.
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 Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.