

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 3, 2019

ITEM NO: 7	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-40-19-7
Location:	Approximately 360 feet east of the northeast corner of 2nd Street and Roeser Road
From:	C-2 SPVTABDO
To:	R-4 SPVTABDO
Acreage:	1.00
Proposal:	Multifamily residential
Applicant:	Keith Deutscher, Stewart + Reindersma
Owner:	MVP Apartments II, LLC
Representative:	Keith Deutscher, Stewart + Reindersma

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**South Mountain** 9/10/2019 Approval, per the staff recommendation with an additional stipulation. Vote: 10-1 (1 abstained).

Planning Commission Recommendation: Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-40-19-7, per the South Mountain Village Planning Committee recommendation.

Maker: Shank  
Second: Johnson  
Vote: 8-0  
Absent: Montalvo  
Opposition Present: No

#### **Findings:**

1. The request is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre; however, a General Plan Amendment is not required because the subject site is less than 10 acres in size. The site is generally consistent with the scale of surrounding land uses.

2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and proximity to a future high-capacity transit line.
3. As stipulated with specific regard to the architectural and pedestrian enhancements, the development is generally consistent with policies and the intent of the City's Transit Oriented Development Strategic Policy Framework.

Stipulations:

1. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and/or overhead canopies at least every 50 linear feet, as approved by the Planning and Development Department.
2. All ground level units on the south half of the building shall have their individual main entrances oriented to Roeser Road, including a direct pedestrian pathway to the public sidewalk and a porch or patio to accentuate the unit entrance as described below and as approved by the Planning and Development Department:
  - a. Patio Frontage:
    1. Minimum depth of 8 feet.
    2. Minimum area of 64 square feet.
    3. Patio shall be enclosed on each side by a low wall not to exceed 40 inches in height.
    4. The area between the property line and main facade of the building which is not improved with permanent hardscape shall be planted with live vegetation ground coverage and shrubs excluding hardscape for pedestrian amenities.
  - b. Porch Frontage:
    1. Minimum depth of 6 feet.
    2. Minimum width of 50 percent of the facade.
    3. Minimum shade coverage of 75 percent of porch area.
3. All public sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum three-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk. The sidewalk may be attached in the area of the mature shade tree located approximately 100 feet west of the southeast corner of the subject property, as approved by the Planning and Development Department.
4. The developer shall provide pedestrian pathways on the east and west side of the subject site extending from Roeser Road to the north property line to provide pedestrian access to neighboring multifamily developments. Pedestrian pathways shall include the following, as approved by the Planning and Development Department:
  - a. Pedestrian pathways shall be detached from the vehicular areas by a minimum 5-foot-wide landscaped area and shall include minimum 3-inch

caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.

- b. Where pedestrian pathways cross driveways, the crossing shall be delineated by stamped and/or colored crosswalks, as approved by the Planning and Development Department.
5. All individual units above the ground floor shall have a shaded balcony of no less than 50 square feet in total size with a minimum depth of 5 feet, as approved by the Planning and Development Department.
6. Inverted-U bicycle racks shall be provided at a rate of 0.25 per dwelling unit located near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. Fifteen percent of the surface parking lot area must be landscaped exclusive of perimeter landscaping. Minimum 2-inch caliper shade trees shall be required in the surface parking lot landscape planters, as approved by the Planning and Development Department.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. 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.
12. THE DEVELOPER SHALL PRESENT SITE PLANS, BUILDING ELEVATIONS, AND THE PLAN TO ADDRESS HEALTH IMPACTS FOR REVIEW AND COMMENT PRIOR TO SITE PLAN APPROVAL.

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