

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION December 7, 2023

ITEM NO: 11	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-51-23-3 (Resilient Living at Sunnyslope PUD)
Location:	Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive
From:	R-3
To:	PUD
Acreage:	1.08
Proposal:	Planned Unit Development to allow multifamily residential
Applicant:	Resilient Health
Owner:	Northern Office Properties, LLC
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 10/18/2023 Information only.

North Mountain 11/15/2023 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-51-23-3, per the North Mountain Village Planning Committee recommendation.

Maker: Jaramillo
Second: Acting Vice-Chairperson Mangum
Vote: 5-0
Absent: Gaynor and Gorraiz
Opposition Present: No

Findings:

1. The proposal supports several goals of the North Mountain Redevelopment Area Plan.
2. The proposal is appropriate at this location due to its compatibility with the surrounding land uses.
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. An updated Development Narrative for the Resilient Living at Sunnyslope PUD reflecting the changes approved through this request shall be submitted to the Planning and

Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 2, 2023, as modified by the following stipulations:

- a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 2, 2023; City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D.1. Development Standard table, a. Maximum Residential Unit Count, Density: Update to 37.04 du/ac.
 - c. Page 8, D. Development Standards, D.2 Landscape Standards table: Add a requirement for planting standards for the perimeter setback adjacent to the street to include minimum 2-inch caliper streets, planted 25 feet on center or in equivalent groupings.
2. 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.
 3. 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.
 4. 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 Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.