

# ATTACHMENT E

## REPORT OF PLANNING COMMISSION ACTION March 6, 2025

ITEM NO: 11	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-133-24-3 (Thunderbird Townhomes PUD)
Location:	Northwest corner of Coral Gables Drive and Thunderbird Road
From:	R-O
To:	PUD
Acreage:	3.69
Proposal:	Planned Unit Development (PUD) to allow multifamily (townhomes)
Applicant:	Edge Thunderbird, LLC
Owner:	Edge Thunderbird, LLC
Representative:	Alex Hayes, Withey Morris Baugh, PLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Mountain** 11/20/2024 Information only.

**North Mountain** 2/19/2025 Approval, per the staff recommendation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the staff memo dated March 6, 2025.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-133-24-3, per the staff memo dated March 6, 2025.

Maker: Matthews  
Second: Jaramillo  
Vote: 7-0  
Absent: Gorraiz, Read  
Opposition Present: No

### **Findings:**

1. The proposed PUD sets forth design and development standards that will promote a safer walking and bicycling environment.
2. The proposal is consistent with the General Plan Land Use Map designation, and several General Plan and city goals/policies.
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 Thunderbird Townhomes 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 January 28, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: January 28, 2025; City Council adopted: [Add adoption date].
  - b. Page 5, Section D. Development and Landscape Standards,
    1. Development Standards Table: Update the first column, fourth row to "Minimum Landscape Setback".
2. The existing bus pad on westbound Thunderbird Road shall be retained, as approved by the Planning and Development Department.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE and AE floodway on panel 1730L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
  - a. The Architect and Engineer is required to show the floodplain boundary limits on the Site Plan and 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 Office of the City Engineer 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.
4. Access onto Thunderbird Road shall comply with the conditions of the approved Traffic Impact ~~Study~~ STATEMENT.
5. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact ~~Analysis~~ STATEMENT dated ~~December 15, 2025~~ NOVEMBER 15, 2024.
6. Replace unused driveways with sidewalk, curb, and gutter. Replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
7. 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.

8. 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.
9. 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.
10. 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.
11. Prior to final 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 Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.