

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 1, 2023

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| ITEM NO: 12 | |
| | DISTRICT NO.: 8 |
| SUBJECT: | |
| | |
| Application #: | Z-SP-12-22-8 |
| Location: | Approximately 260 feet north of the northeast corner of 24th Street and University Drive |
| From: | A-2 RSIOD |
| To: | A-2 SP RSIOD |
| Acreage: | 3.77 |
| Proposal: | Homeless Shelter |
| Applicant: | Dan Hines, Community Bridges, Inc. |
| Owner: | South 24th, LLC |
| Representative: | Wendy Riddell, Berry Riddell, LLC |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Central City 5/8/2023 No Quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-SP-12-22-8, per the staff recommendation.

Maker: Simon
Second: Perez
Vote: 8-0
Absent: Howard
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map, the intent of the Rio Salado Interim Overlay District, and with the character of the surrounding area.
2. The proposal will provide additional shelter beds, necessary for addressing homelessness in Phoenix, at an appropriate location, consistent with the Phoenix General Plan, the Housing Phoenix Plan, and the Strategies to Address Homelessness plan.
3. The proposal will enhance connectivity in the immediate vicinity by providing additional shade for the adjacent sidewalk and upon redevelopment, providing detached sidewalks, consistent with the Tree and Shade Master Plan and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall be in general conformance to the site plan date stamped February 7, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. The site shall contain a maximum of 117 beds.
3. An Operational Plan shall be developed to govern operational features of the shelter. The plan shall address at minimum, the following:
 - a. The facility shall operate as a "Closed Campus" (defined as no walk-up admission to the program with all screening of potential program participants to be held off-site).
 - b. Any services, on-site, will be provided only to program participants residing in the shelter.
 - c. Program participants will be screened for eligibility prior to admission.
 - d. On-site security shall be provided 24 hours a day, 7 days a week.
 - e. Security video cameras will be provided on the site and monitored to secure the site.
 - f. A hotline number shall be maintained for surrounding businesses to call and notify the operator of any potential issues.
 - g. Drugs and/or alcohol are to be prohibited.
 - h. Signage discouraging loitering shall be posted and visible from public rights-of-way.
 - i. Procedures for discharge.
4. The operator shall engage with members of the community as listed below:
 - a. The operator shall host semiannual community meetings to allow for opportunities to discuss any concerns and follow up requests related to site operations.
 - b. The operator shall maintain updated facility contact information and provide the contact information to the community leaders of registered neighborhood organizations within a one-mile radius of the subject site to address any issues that may arise.
5. The operator shall enroll in a virtual block watch program with the City of Phoenix Police Department.
6. The perimeter of the site shall be fenced to secure the site, as approved by the Planning and Development Department.

7. Site lighting shall be provided at building entrances/exits and parking and refuse areas, as approved by the Planning and Development Department.
8. Landscaping shall be replenished with minimum 2-inch caliper shade trees within the existing landscape setback along 24th Street and surface parking lot, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum 10-foot-wide sidewalk easement along the east side of 24th Street, as approved by the Planning and Development Department.
10. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped February 7, 2023, the developer shall construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the east side of side of 24th Street, as approved by the Planning and Development Department. The landscape strip shall be planted with minimum 2-inch caliper shade trees. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
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.
12. The property owner 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. 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.
14. 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.
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) 329-5065, TTY use 7-1-1.