

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION December 3, 2020

ITEM NO: 12	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-16-20-6 (Alta Bluewater PUD)
Location:	Approximately 440 feet west of the northwest corner of 18th Street and Camelback Road
From:	C-2 CEPCSP and P-1 CEPCSP
To:	PUD CEPCSP
Acreage:	3.36
Proposal:	Planned Unit Development to allow multifamily residential and commercial uses
Applicant:	Wood Partners
Owner:	Margaret T. Morris Trust
Representative:	Nick Wood, Snell & Wilmer, LLP

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 9/1/2020 Information only.

**Camelback East** 11/10/2020 Approval, per the staff recommendation with a modified stipulation. Vote: 16-1.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A.

Motion details: Commissioner Shank made a MOTION to approve Z-16-20-6, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Shank  
Second: Mangum  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The proposed PUD will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.

2. The proposed land use intensity is appropriate at this location in close proximity to SR 51 and within the Camelback East Primary Core Specific Plan area.
3. The proposal includes several development standards and design guidelines that exceed conventional Zoning Ordinance standards, and it is consistent with the Camelback East Primary Core Specific Plan.

Stipulations:

1. An updated Development Narrative for the Alta Bluewater 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 October 14, 2020, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing Draft: October 14, 2020; City Council adopted: [Add adoption date].
2. The developer shall dedicate a 10-foot sidewalk easement along Camelback Road.
3. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
4. 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.
5. ~~The developer shall provide \$75,000 in escrow to fund a future traffic control device along Camelback Road, between State Route 51 and 16th Street, prior to preliminary site plan approval, as approved by the Street Transportation Department.~~

THE DEVELOPER SHALL PROVIDE \$37,500 IN ESCROW TO FUND A FUTURE TRAFFIC CONTROL DEVICE ALONG CAMELBACK ROAD, BETWEEN STATE ROUTE 51 AND 16TH STREET, PRIOR TO ISSUANCE OF BUILDING PERMITS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. THESE ESCROWED FUNDS SHALL BE UTILIZED WITHIN FIVE (5) YEARS OF THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IF ESCROWED FUNDS ARE NOT UTILIZED WITHIN THIS FIVE (5) YEAR PERIOD, SAID FUNDS MAY BE REFUNDED UPON REQUEST OF THE THEN OWNER OF THE PROPERTY.

6. 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.
7. 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.

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