

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 1, 2024

ITEM NO: 6	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-110-23-5
Location:	Approximately 310 feet north and 280 feet west of the northwest corner of 19th Drive and Northern Avenue
From:	C-2
To:	WU Code T5:5
Acreage:	0.82
Proposal:	Multifamily residential
Applicant:	Reid Butler, Butler Housing Company, Inc.
Owner:	West Royal Development, LLC
Representative:	Reid Butler, Butler Housing Company, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 1/17/2024 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-110-23-5, per the North Mountain Village Planning Committee recommendation.

Maker: Jaramillo
Second: Gorraiz
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposal advances the vision and recommendations contained in the Transit Oriented Development Strategic Policy Framework and the 19 North Transit Oriented Development District Policy Plan.
2. The proposal, as stipulated, will create a strong pedestrian environment that will increase pedestrian access to the nearby light rail station.
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. The maximum building height shall not exceed 48 feet. If the following conditions are met, the maximum height shall be 56 feet. The conditions must be met prior to or in conjunction with the Final Site Plan Review.
 - a. A minimum of 50 percent of the housing units are dedicated for long-term affordability, as approved by the Phoenix Housing Department.
 - b. The applicant shall submit a copy of the draft Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), for review and approval by the Phoenix Housing Department.
 - c. The applicant shall submit a copy of the Proforma, for review and approval by the Phoenix Housing Department.
2. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station ("fix-it station") shall be provided and maintained near secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
3. A minimum of 10 percent of the required parking spaces shall include EV-Capable infrastructure.
4. A public pedestrian accessway shall be provided from the western to the eastern extent of the site and connecting to the shared circulation areas. The public pedestrian accessway shall comply with Section 1304.H of the Phoenix Zoning Ordinance.
5. 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.
6. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved, or modified by the Planning and Development Department.

7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
8. 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.
9. 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.

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