

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 17	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-79-23-4 (Wonderview at Highland PUD)
Location:	Southwest corner of 14th Place and Highland Avenue
From:	R1-6
To:	PUD
Acreage:	2.49
Proposal:	PUD (Planned Unit Development) to allow a mixed-use development with office, commercial, and multifamily residential
Applicant:	Venue Projects
Owner:	Wonderview Partners, LLC
Representative:	Bill Allison, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/6/2024 Information only.

Camelback East 5/7/2024 Approval, per the staff recommendation. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-79-23-4, per the Camelback East Village Planning Committee recommendation.

Maker: Busching
Second: Boyd
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is compatible with the existing land use pattern in the area, providing new housing supply with a mix of uses and opportunities for small businesses.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment such as increased shade which will help to reduce the urban heat island effect.
3. The proposal will provide additional employment options and housing opportunities within the neighborhood.

Stipulations:

1. An updated Development Narrative for the Wonderview at Highland PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 17, 2024, as modified by the following stipulations:
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]."
 - b. Page 11, Landscape Standards Table: Move the Pedestrian Walkways row to the Development Standards table, after the open space requirement.
 - c. Page 23: Revise the legal description to correct the scrivener's error with the size of the property.
2. A minimum 25 feet of right-of-way shall be dedicated for the west side of 14th Place, adjacent to the development.
3. A minimum 25 feet of right-of-way shall be dedicated for the north side of Meadowbrook Avenue, adjacent to the development.
4. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
5. Replace unused driveways with sidewalk, curb and gutter. Also, 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.
6. 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.
7. 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.
8. 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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