

Attachment D

REPORT OF PLANNING COMMISSION ACTION August 1, 2019

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-2-19-4
Location:	Northeast corner of 12th Street and Highland Avenue
From:	C-2 and P-1
To:	C-2 HGT/WVR DNS/WVR
Acreage:	1.73
Proposal:	Multifamily residential with a height and density waiver to the R-4 standards
Applicant:	Kristjan Sigurdsson, K&I Homes, LLC
Owner:	Max Frenkel, Clayton 12th Street, LLC
Representative:	Kristjan Sigurdsson, K&I Homes, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 6/4/2019 Approval, per the staff recommendation with a modified stipulation. Vote: 13-0.

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

Motion Discussion: Commissioner Howard made a MOTION to approve Z-2-19-4, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read in the record.

Commissioner Gorraiz seconded.

Commissioner Shank noted that the applicant had wished to speak.

Commissioner Gorraiz withdrew his second.

The applicant clarified Stipulation No. 8 and requested that it be modified slightly. Stipulation No. 8 is regarding grouping of shade trees along both sides of the sidewalk, 20 feet on center, and that the intent of the stipulation is that it be either side of the sidewalk not on both sides. The applicant asked that the stipulation be modified to either side of the sidewalk. Additionally, the applicant noted that the date palm trees needed to be planted along 12th Street and Highland Avenue and that it was physically impossible to plant those along Highland Avenue due to high voltage power lines and asked that it be modified to delete the Highland Avenue requirement.

Commissioner Shank asked staff for clarification on how to modify the stipulation.

Ms. Escolar responded that “along both sides of the sidewalk” would be replaced with “on either sides of the sidewalk.”

Commissioner Glenn clarified that the date palm trees would be along 12th Street and Elm Street only.

The applicant responded the it is not on Elm Street and only on 12th Street.

Ms. Escolar further clarified that the stipulation language states that the date palm trees shall be planted along 12th Street, with consideration along Elm Street.

Commissioner Howard made a MOTION to approve Z-2-19-4, per the Camelback East Village Planning Committee recommendation, with a modified and additional stipulation as read into the record.

Commissioner Gorraiz seconded.

Motion details: Commissioner Howard made a MOTION to approve Z-2-19-4, per the Camelback East Village Planning Committee recommendation, with a modified and additional stipulation as read into the record.

Maker: Howard
Second: Gorraiz
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designations that accommodate multifamily residential development.
2. The proposal will allow for additional housing opportunities in the village.
3. As stipulated, the proposal adequately mitigates potential impacts on existing developments in the surrounding area.
4. The proposed development will improve and enhance underutilized parcels, which will contribute to enhancing the area.

Stipulations:

1. The development shall utilize the R-4 development standards.
2. The maximum building height shall be limited to 36 feet.
3. A minimum 80-foot building setback shall be provided along the eastern property line adjacent to the single-family zoning district.
4. A minimum 8-foot landscape shall be provided along the eastern property line adjacent to single-family zoning and shall be planted with minimum 3-inch caliper

trees to provide screening, as approved by Planning and Development Department.

5. The building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. The development shall include the following elements on the western frontage side along 12th Street, as approved by the Planning and Development Department:
 - a. There shall be decorative view fencing along the open space area that is consistent with the balcony railings as depicted on the elevations and renderings date stamped May 1, 2019 and May 22, 2019.
 - b. A minimum of 40% of the perimeter wall shall be decorative breeze block.
 - c. All individual units shall contain balconies that are a minimum of 8 feet in depth and a minimum of 12 feet in width.
7. A minimum of 400 square feet of the centralized open space area shall be shaded at a minimum of 75% as measured on the summer solstice at noon, and as approved by the Planning and Development Department.
8. The sidewalks along Highland Avenue, Elm Street and 12th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper shade trees planted a minimum of 20 feet on center, or in equivalent groupings ~~along both~~ ON EITHER sides of the sidewalk, as approved by the Planning and Development Department. ~~DATE Palm trees may~~ SHALL be planted between the shade trees within the detached landscape strip along 12TH STREET ~~AND, Highland Avenue, AND MAY BE PLANTED ALONG Elm Street and 12th Street.~~
9. Any off-street surface parking adjacent to 12th Street must be located behind a building, as approved by Planning and Development.
10. A minimum of 10% of the interior surface parking lot area shall be shaded with landscaping, as measured on the summer solstice at noon, and as approved by the Planning and Development Department.
11. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
12. A 20-foot-wide radius right-of-way shall be provided at the northeast intersection of 12th Street and Highland Avenue.
13. 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.

14. The developer shall dedicate right-of-way and construct a bus pad along northbound 12th Street, north of Highland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standards Detail P1260 with a minimum depth of 10 feet, as approved by the Public Transit Department.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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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