

Attachment E

REPORT OF PLANNING COMMISSION ACTION December 2, 2021

ITEM NO: 18	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-16-21-6 (The Paisley PUD)
Location:	Southeast corner of 31st Street and Clarendon Avenue
From:	R1-6
To:	PUD
Acreage:	1.55
Proposal:	Planned Unit Development to allow multifamily residential.
Applicant:	Russell Black
Owner:	Pripai Investments, LLC
Representative:	Ashley Marsh, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 9/7/2021 Information only.

Camelback East 11/2/2021 Approval, per the staff recommendation with an additional stipulation. Vote: 10-6.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-16-21-6, per the Camelback East Village Planning Commission recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: Mangum
Vote: 7-2 (Busching and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal will develop a vacant site and add to the existing mix of housing options in the area. The proposed development is compatible in intensity, scale, and character with the surrounding neighborhood.
2. The project site is appropriately located in close proximity to arterial streets to the east and north and is compatible with existing adjacent entitlements.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking environment.

Stipulations:

1. An updated Development Narrative for the Paisley 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 18, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: October 18, 2021; City Council adopted: [Add adoption date].
 - b. Page 9, Development Standards: Add the following statement at the beginning of this section: "The Single-Family Attached development option of Table B of the R3-A (Multifamily Residence – Zoning Ordinance Section 616) District shall apply to The Paisley except for as noted within the tables provided below."
 - c. Page 10, Minimum Open Space/Common Area: Revise to read as follows: "5% of gross area inclusive of landscape areas, amenity areas, walkways and commonly held tracts.

Landscape areas a minimum of 130 square feet in size shall be applied toward requirement regardless of level surface area or grade."
 - d. Page 10, Landscape Standards Table, Streetscape: Add the following statement at the beginning of the second column: "Streetscape plantings (trees, shrubs and groundcover provided within right-of-way between the sidewalk and individual lot property lines and minimum landscape setback areas on-site), in accordance with the following standards:"
 - e. Page 11, Landscape Standards Table, Streetscape: Add the following at the end of this section: "Common Area Tract - On-site streetscape plantings within minimum landscape setback shall be provided within a minimum five-foot wide common area tract along all street frontages."
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
3. 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.
4. THE DEVELOPER SHALL WORK WITH THE STREET TRANSPORTATION DEPARTMENT TO INSTALL AND PAY FOR A SPEED MITIGATION HUMP ALONG WELDON AVENUE.
5. **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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