

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 9	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-67-22-3
Location:	Approximately 230 feet south of the southwest corner of 17th Avenue and Bell Road
From:	C-2
To:	C-2 HGT/WVR DNS/WVR
Acreage:	3.73
Proposal:	Multifamily residential with a height and density waiver
Applicant:	Leoh Sandoval
Owner:	Rod Rosenstein, 1711 W Bell, LLC
Representative:	Steven Valdez

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Deer Valley 4/20/2023 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-67-22-3, per the staff recommendation.

Maker: Vice-Chair Gaynor
Second: Jaramillo
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is compatible with the surrounding land uses and zoning to the north, east and west.
2. The proposal will add to housing types in the area and will increase the number of units available, which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the surrounding area.

Stipulations:

1. The maximum density for the project shall not exceed 40.2 dwelling units per gross acre, as approved by the Planning and Development Department.

2. A minimum of 10% of the gross project area shall be retained as improved open space with amenities, as approved by the Planning and Development Department.
3. A minimum 10% of new surface parking lot area, as depicted on the site plan date stamped April 4, 2023, exclusive of perimeter landscape setbacks, shall be landscaped and planted with minimum 2-inch caliper, large canopy, drought-tolerant shade trees, dispersed throughout the parking area, as approved by the Planning and Development Department.
4. The existing parking lot landscape planters and existing landscape areas throughout the site shall be replenished with minimum 2-inch caliper large canopy drought-tolerant shade trees and minimum 75% vegetative live coverage at maturity, as generally depicted on the landscape plan date stamped April 4, 2023, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. Project entry/exit drives shall incorporate decorative pavers, stamped or colored concrete, or a similar alternative material, as approved by the Planning and Development Department.
7. A minimum 5-foot-wide detached sidewalk shall be provided along the west side of the existing driveway (17th Avenue alignment) to connect to the sidewalk to the north, as depicted on the site plan date stamped April 4, 2023, as approved by the Planning and Development Department.
8. Bicycle infrastructure shall be installed as described below and as approved by the Planning and Development Department.
 - a. Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, including Community Residence Center units, up to a maximum of 50 spaces, as approved by the Planning and Development Department.
 - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit, including Community Residence Center units, up to a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station.
 - ii. A tire gauge and pump affixed to the base of the station or the ground.

- iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - d. A minimum of 10% of the required bicycle parking spaces shall include 120-volt receptacles for electric bicycle charging capabilities.
- 9. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
- 10. The property owner shall record documents that disclose the existence, and operational characteristics of the City of Phoenix Deer Valley Airport (DVT) 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.
- 11. A Good Neighbor Agreement shall be completed by the property owner in collaboration with the Bell Road Business Alliance and other neighborhood organizations. The completed agreement shall be signed and dated by the affected parties and submitted to the Planning and Development Department prior to final site plan approval.
- 12. 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.
- 13. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.