

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION August 5, 2021

ITEM NO: 11	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-65-20-6 (Broadstone on 7th PUD)
Location:	Approximately 180 feet south of the southeast corner of 7th Street and Palo Verde Lane
From:	C-2 and P-1
To:	Planned Unit Development
Acreage:	3.23
Proposal:	PUD to allow multifamily residential
Applicant:	ORB Architecture, LLC
Owner:	Phoenix 7th Street, LLC, et al.
Representative:	ORB Architecture, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 4/6/2021 Informational Only.

**Camelback East** 7/6/2021 Approval, per the staff recommendation with a modification. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-65-20-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Johnson  
Second: Howard  
Vote: 7-1 (Busching)  
Absent: Magnum  
Opposition Present: No

#### **Findings:**

1. The proposed PUD will redevelop an office and surface parking lot to provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
2. The proposed land use intensity is appropriate at this location along a major arterial street and in close proximity to a variety of commercial uses.
3. The proposed PUD sets forth building height standards that provide a transition along both of its frontages to create a pedestrian scale environment.

Stipulations:

1. An updated Development Narrative for the Broadstone on 7th 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 June 4, 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: June 4, 2021; City Council adopted: [Add adoption date].
  - b. Page 10, Development Standards Table, Parking Setbacks: Please replace "Rear Lot Line (8th Place)" with "Secondary Frontage (8th Place)."
  - c. Page 12, Signage Standards: Replace "Walkable Urban Code Section 1309" with "Walkable Urban Code Section 1308" to reference the correct Zoning Ordinance section.
  - d. Page 12, Signage Standards Table, Projecting Sign: Revise the maximum sign area to 30 square feet.
2. All cross-access agreements shall incorporate a pedestrian pathway, as approved by the Planning and Development Department.
3. The developer shall dedicate a 10-foot-wide sidewalk easement on the east side of 7th Street, as approved by the Planning and Development Department.
4. The applicant shall submit a traffic statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Development Coordination Section.
5. 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.
6. 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.
7. **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.**