

Attachment D

REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 18	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-50-21-6
Location:	Approximately 275 feet east of the northeast corner of 51st Street and Elliot Road
From:	C-2
To:	C-2 HGT/WVR DNS/WVR
Acreage:	3.26
Proposal:	Multifamily residential with a height and density waiver.
Applicant:	Larry Lazarus
Owner:	Josh Wartlieb
Representative:	Larry Lazarus

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 10/25/2021 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Ahwatukee Foothills Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-50-21-6, per the Ahwatukee Foothills Village Planning Committee recommendation.

Maker: Johnson
Second: Howard
Vote: 7-0
Absent: Gorraiz and McCabe
Opposition Present: No

Findings:

1. The requested C-2 HGT/WVR DNS/WVR zoning is consistent with the General Plan Land Use Map designation.
2. As stipulated, the proposed development will maintain an appropriate character in the area, while improving an existing site.
3. This proposed development furthers the goals of the Housing Phoenix Plan by increasing housing options for residents within close proximity to transportation, shopping, and employment options.

Stipulations:

1. The development shall be limited to a maximum of 110 dwelling units and utilize the R-5 zoning district development standards.
2. Additions to existing buildings or new buildings constructed on the site shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
 - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree. Existing trees may be used to meet this requirement, as approved by the Planning and Development Department.
4. The development shall include the following amenities and elements at a minimum, distributed between the open space area(s) throughout the site, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Clubhouse, community room or gym.
 - c. One picnic area that includes one barbecue grill, shade ramada and a picnic table.
 - d. Two benches or seating features.
5. A shade exhibit shall be submitted with the preliminary site plan submittal, with shade calculations based on the summer solstice at 12:00pm (noon), as approved by the Planning and Development Department.
6. Pedestrian walkways, including the sidewalk along La Puente Avenue and 50th Place, shall be shaded to a minimum of 75 percent using large canopy drought-tolerant shade trees at maturity and/or architectural shade, as approved or modified by the Planning and Development Department.
7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
8. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those

used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

9. Traffic calming measures shall be provided at all vehicular points of ingress and/or egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
10. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. "Secure/Covered Facilities" bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 20 spaces, as defined in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic bicycle racks located near the building entrance of each residential building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - c. One bicycle repair station ("fix it station") shall be provided and maintained on the site within a central amenity area or along a centralized pedestrian pathway. 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: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
11. A sidewalk shall be constructed along La Puente Avenue and 50th Place property lines, as approved by the Planning and Development Department.
12. 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.
13. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.