

Attachment E

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 11	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-40-20-7 (79th Avenue and Encanto Boulevard PUD)
Location:	Northeast corner of 79th Avenue and Encanto Boulevard
From:	C-2 and RSC
To:	PUD
Acreage:	27.33
Proposal:	Planned Unit Development (PUD) to allow multifamily residential and senior living community.
Applicant:	Jeff Huggett , Dominion, Inc.
Owner:	Westpen Associates, LLC
Representative:	Susan Demmitt , Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 9/9/2020 Information only.

Maryvale 2/10/2021 Approval, per the staff recommendation with modified stipulations.

Vote: 9-1.

Planning Commission Recommendation: Approval, per the Maryvale Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-40-20-7, per the Maryvale Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: McCabe
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposed PUD will redevelop an underutilized property and provide a high-quality affordable multifamily residential development which will help alleviate the housing shortage in Phoenix.
2. This proposal provides enhanced pedestrian-oriented design along a proposed

high capacity transit route consistent with the Maryvale Village Core Plan.

3. The proposal includes several development standards and design guidelines that exceed conventional Zoning Ordinance standards such as increased open space and public pedestrian amenities.

Stipulations:

1. An updated Development Narrative for the 79th Avenue and Encanto Boulevard 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 January 11, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:
2nd Submittal: November 17, 2020
Hearing Draft: January 11, 2021
City Council Adopted: [Add Adoption Date]
 - b. Page 22, Lot Standards, Maximum Density: Modify to 26 du/a
 - c. Page 25, Frontage Standards, Fence Standards: Modify to include "Primary Frontage and Secondary Frontage: 72 inches maximum height exclusive of column caps and a maximum of 36 inches of solid fence unless screening above grade utilities or trash enclosures. Columns caps to be no more than two feet wide."
2. The developer shall dedicate a minimum of 50 feet of right-of-way and a minimum 18-foot-wide public sidewalk easement along the east side of 79th Avenue, as approved by the Planning and Development Department.
3. The developer shall dedicate a minimum of 50 feet of right-of-way AND A MINIMUM 2-FOOT-WIDE PUBLIC SIDEWALK EASEMENT along the north side of Encanto Boulevard ~~with an additional sidewalk easement~~ consistent with the Maryvale Village Core Plan, as approved by the Planning and Development Department.
4. The developer shall construct ~~all improvements~~ A MINIMUM 2-FOOT-WIDE LANDSCAPE STRIP FROM THE EXISTING FACE OF CURB WITH AN ADJACENT AT-GRADE, CONCRETE, MINIMUM 6-FOOT-WIDE ACTIVE TRANSPORTATION PATH, AND AN ADJACENT MINIMUM 6-FOOT-WIDE LANDSCAPE STRIP BEHIND THE ACTIVE TRANSPORTATION PATH along the north side of Encanto Boulevard, CONSISTEN WITH ~~per the Bicycle Avenue Cross Section in the Maryvale Village Core Plan, as approved by the Planning and Development~~ STREET TRANSPORTATION Department. ~~Where on-street parking is provided, landscape bump-outs, planted with shade trees, shall be provided for every five parking spaces.~~

5. The applicant shall submit a Traffic Impact Study 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 discuss the requirements of the statement/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.
6. 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.
7. 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.
8. 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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