

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 7	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-123-23-3 (31st Street & Winchcomb Drive PUD)
From:	R1-14
To:	PUD
Acreage:	2.55
Location:	Northwest corner of 31st Street and Winchcomb Drive
Proposal:	Planned Unit Development (PUD) to allow single-family residential
Applicant:	David Bruner, Circle Road Ventures, LLC
Owner:	Lumarpi, LLC c/o Maria Pilar Perez Alvarez
Representative:	J. Carlson, Espiritu Loci, Inc.

### **ACTIONS:**

Staff Recommendation: Approval, per the staff memo dated June 5, 2025.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 10/7/2024 Information only.

Paradise Valley 6/2/2025 Approval, per the staff recommendation, with modifications. Vote: 14-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion:

Commissioner Matthews made a MOTION to approve Z-123-23-3, per the Paradise Valley Village Planning Committee recommendation. Commissioner Gorraiz seconded that motion.

Vice-Chairman Boyd proposed an AMENDED MOTION to include stipulation 1.I from the staff memo dated June 5, 2024. Commissioner Odegard-Begay seconded that motion.

The AMENDED MOTION failed with a vote of 3-6 (Boyd, Gorraiz, Hu, Jaramillo, Matthews, Read).

Motion details: Commissioner Matthews made a MOTION to approve Z-123-23-3, per the Paradise Valley Village Planning Committee recommendation.

Maker: Matthews

Second: Gorraiz

Vote: 9-0

Absent: None

Opposition Present: No

Findings:

1. The PUD is compatible with the adjacent land uses and density.

2. The PUD will develop an underutilized property and, as stipulated, will provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The PUD will enhance compatibility with the neighboring area.

Stipulations:

1. An updated Development Narrative for the 31st Street & Winchcomb Drive 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 April 15, 2025, as modified by the following stipulations:
  - a. Front Cover: Revise the submittal date information to add the following: City Council Adopted: [Add adoption date].
  - b. Front Cover: Replace “4th Submittal” with “Hearing Draft” and update the date to April 15, 2025.
  - ~~c. Page 11, Development Standards Table, Street Standards, Sidewalk Tree Shade Coverage: Replace “0%” with “50%”.~~
  - ~~d. Page 11, Development Standards Table, Auto Court Drive: Replace “Auto Court Drive” with “Street Standards (internal)”.~~
  - ~~e. Page 11, Development Standards, PUD Parking Standards: Replace “should” with “shall”.~~
  - f. Page 12, Development Standards, Landscape Standards Table, Rear/Side Yard Landscape of Individual Lots: Replace “; live coverage area is limited to the minimum interior building setbacks area of each lot and excludes hardscape, pool, space, and turf areas” with “, planted within a 5-foot-wide landscape area along the side and rear property lines of each individual lot”.
  - ~~g. Page 12, Development Standards, Landscape Standards Table, Landscaped Setback Landscape: Replace “with the neighborhood context” with “with a pedestrian environment”.~~
  - ~~h. Page 13, Development Standards, Fences/Walls: Delete “when mitigating noise from a school or neighboring property, particularly”.~~
  - ~~i. Pages 14— 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.A.1.1, A.II.A.2.4, A.II.A.3.1.1, A.II.A.3.1.6, A.II.A.3.1.8, A.II.A.3.1.10, A.II.A.3.1.14, A.II.A.3.1.16, A.II.A.4, A.II.A.5, A.II.A.6, A.II.A.9, A.II.B, A.II.C.2.4, A.II.C.3, A.II.C.6.1, A.II.C.7.10, A.II.C.7.11, and A.II.C.8.~~
  - j. Pages 14 – 17, Design Guidelines, Modified Design Guidelines and Elevated Design Guidelines: Delete “A.” before the section number for each section header of modified and elevated Section 507 Tab A design guidelines.

- k. Page 17, Design Guidelines, Additional Design Guidelines: Add the following after the first sentence: "The design review guidelines indicated with the markers (R), (R\*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R\*), (P), (T), and (C) shall be treated as (R)."
    - i.
  - l. ~~Page 18, Design Guidelines, Additional Design Guidelines: Replace (C) with (T) for #10, replace "(C)" with "(R)" for #11-13, 15-16, replace "should" with "shall" for #10-13, 15-16, add ", as approved or modified by the Planning and Development Department" at the end of the first sentence of #10, add ", as approved by the Planning and Development and Water Services departments" at the end of #11, add "as approved by the Planning and Development Department" at the end of #12, and add "as approved by the Planning and Development Department" at the end of the first sentence of #13.~~
  - m. Page 21, Sustainability, Practices Enforceable By the City: Add the green stormwater infrastructure and water consumption measures (#10 – 16 of Additional Design Guidelines section) to the summary list of enforceable sustainability measures of the PUD.
    - j.
  - n. Page 48, Exhibits, Building Setbacks: Revise the setback labels for the east property line of Lot 3 and west property line of Lot 6 to differentiate the interior front and interior side setback.
    - k.
- 2. A minimum of 25 feet of right-of-way shall be dedicated for the north side of Winchcomb Drive, adjacent to the development, as approved by the Planning and Development Department.
- 3. A curved radius street connection between 31st Street and Winchcomb Drive shall be dedicated and constructed, as approved by the Street Transportation Department.
- 4. The developer shall coordinate with the owner of the adjacent parcel to the east (APN 214-55-972) to dedicate sufficient right-of-way to accommodate the curved radius street connection at 31st Street and Winchcomb Drive, as approved by the Street Transportation Department.
- 5. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
- 6. All streets within and adjacent to the development shall be constructed 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 archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
- 8. Prior to final 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 Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.