

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION October 6, 2022

ITEM NO: 15	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-27-22-6 (Zola North Central PUD)
Location:	Northeast corner of 7th Street and Colter Street
From:	C-2
To:	PUD
Acreage:	2.55
Proposal:	Planned Unit Development to allow multifamily residential
Applicant:	ZOM Living
Owner:	7th & Colter, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 6/7/2022 Information only.

Camelback East 9/6/2022 Approval, per the staff recommendation. Vote: 14-2-1.

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

Motion Discussion: N/A

Motion details: Vice-Chair Mangum made a MOTION to approve Z-27-22-6, per the Camelback East Village Planning Committee recommendation with an additional stipulation as requested by the representative regarding ground level walls.

Maker: Vice-Chair Mangum
Second: Gaynor
Vote: 7-2 (Busching and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The project site is appropriately located along an arterial street, a planned bicycle corridor, a bus route and adjacent to a bus stop.
2. The proposal will develop an underutilized site and provide additional housing options within proximity to commercial and employment uses.
3. The proposal is consistent with the General Plan Land Use Map designation and is compatible in intensity and scale with recently approved projects near the subject site.

4. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking and bicycling environment.

Stipulations:

1. An updated Development Narrative for the Zola North Central 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 August 26, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:
City Council Adopted: [Add Adoption Date]
 - b. Page 11, D3: Parking, Section A. Vehicular standards: Update Item 1. Resident and Visitor Parking (Minimum) to Efficiency Units: 1.3 spaces per dwelling unit, 1-Bedroom Units: 1.5 spaces per dwelling unit, 2-Bedroom Units: 1.5 spaces per dwelling unit.
 - c. Page 11, D3: Parking, Section A. Vehicular standards: Add a sentence that reads "A minimum of 10% of the required parking spaces shall be utilized for visitor parking purposes."
2. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
3. The developer shall dedicate a minimum 10-foot-wide sidewalk easement and construct the east side of 7th Street, as approved by the Planning and Development Department.
4. The developer shall fully fund a traffic control device at the intersection of 7th Street and Colter Street, as determined and approved by the Street Transportation Department.
5. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by 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. The developer shall construct a bus stop pad along northbound 7th Street. The Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be located from the intersection of Colter Street according to City of Phoenix Standard Detail P1258.
8. 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.

9. 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.

- 10. PEDESTRIAN ACCESS GATES SHALL BE PROVIDED IN PATIO WALLS AT THE GROUND FLOOR UNITS FRONTING A PUBLIC SIDEWALK AND PEDESTRIAN PATHWAYS SHALL BE PROVIDED TO CONNECT TO THE GROUND FLOOR UNITS TO THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

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