

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 11	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-50-22-4
Location:	Approximately 180 feet north of the northeast corner of 7th Avenue and Camelback Road
From:	C-2 TOD-1
To:	WU Code T5:5 UT
Acreage:	4.79
Proposal:	Multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, PA
Owner:	Larkspur Lane Investment Properties, LLC
Representative:	Brian Greathouse, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 12/20/2022 Approval, per the staff recommendation with an additional stipulation.
Vote: 12-4.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-50-22-4, per the Alhambra Village Planning Committee recommendation.

Maker: Boyd
Second: Gaynor
Vote: 8-0
Absent: Mangum
Opposition Present: Yes

Findings:

1. The proposed development is consistent with the General Plan Land Use Map designation and the transect map within the Uptown Transit Oriented Development Policy Plan.
2. The proposal as stipulated, will create a strong pedestrian environment along 7th Avenue with shaded and detached sidewalks to convey residents safely and comfortably to the 7th Avenue/Camelback Road light rail station.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The developer shall provide a minimum 10,000 square feet of publicly accessible open space in a forecourt configuration, as described below and as approved or modified by the Planning and Development Department. The publicly accessible open space shall be:
 - a. Adjacent and accessible to the public sidewalk on 7th Avenue
 - b. Provided in areas of not less than 500 square feet and 20 feet in width;
 - c. Shaded to a minimum of 50 percent by vegetative shade;
 - d. Maintained in perpetuity without fences or barriers;
 - e. Eligible to qualify as a forecourt frontage type;
 - f. Improved to contain, at minimum, a drinking fountain for people and pets, art, and seating.
2. All ground floor dwelling units adjacent to 7th Avenue shall utilize the stoop and door well, forecourt, or porch frontage types, as approved or modified by the Planning and Development Department.
3. Between the public sidewalk and the building fronts, there shall be a 6-foot-wide landscape area planted with minimum 3-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department to comply with frontage requirements.
4. The development shall incorporate masonry elements into the primary exterior building materials and shall be reflective of the architectural style in the area, as approved by the Planning and Development Department.
5. The developer shall install traffic calming devices along the driveways of the property so that vehicle drivers exercise caution prior to crossing the sidewalk when exiting the property, as approved or modified by the Planning and Development Department.
6. The developer shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. All required bicycle parking for multifamily use, per Section 1307.H of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. One bicycle repair station shall be provided and maintained by the developer in an area of high visibility near the secure bicycle parking areas.
7. A minimum 35 percent of the uncovered parking lot area shall be shaded by minimum 3-inch caliper shade trees, as approved by the Planning and Development Department.

8. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. The TIS shall include evaluation of 7th Avenue peak hour restrictions and resulting site traffic routing on the surrounding street network and proposed mitigation to Colter Street. The developer shall be responsible for all costs for mitigation measure determined by the Study and contribute funds for the Colter Street Project. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
9. The southern driveway onto 7th Avenue, as depicted on the site plan date stamped October 31, 2022, shall be restricted to right-in/right-out only and access shall be coordinated with the Public Transit Department, as approved by Planning and Development.
10. The developer shall construct a minimum 6-foot-wide sidewalk separated from the curb by a minimum 10-foot-wide landscape area along the east side of 7th Avenue and planted with minimum three-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
11. The developer shall dedicate a sidewalk easement to accommodate a minimum 6-foot-wide sidewalk and minimum 10-foot-wide landscape area located between the back of curb and sidewalk, 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.
14. 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.
15. THE DEVELOPER SHALL WORK WITH THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS REGARDING THE PROPOSED PARKING ALONG THE NORTH SIDE OF THE SITE SO THAT IT DOES NOT INTERFERE WITH TRAFFIC FLOW ALONG THE SHARED DRIVEWAY AND TO POTENTIALLY STRIPE THE DRIVEWAY TO INCLUDE A LEFT-TURN LANE.

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