

Attachment E

REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-12-21-2 (Scottsdale & Bell Road PUD) (Companion Case GPA-PV-1-21-2)
Location:	Southwest corner of Scottsdale Road and Bell Road
From:	C-2
To:	PUD
Acreage:	2.56
Proposal:	Planned Unit Development to allow multifamily residential and commercial uses.
Applicant:	John H Berry, The Hampton Group
Owner:	Bell 166, LLC
Representative:	Nick Wood Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 4/5/2021 Information only.

Paradise Valley 10/4/2021 Approval, per the staff recommendation with modifications and additional stipulations. Vote: 11-4

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation and deletion of a stipulation.

Motion Discussion: There was discussion about the removal of Stipulation No. 9 regarding the requirement for the public access easement along the southern portion of the site.

Motion details: Commissioner Gaynor made a MOTION to approve Z-12-21-2, per the Paradise Valley Village Planning Committee recommendation with the additional stipulation as read into the record and the deletion of Stipulation No. 9.

Maker: Gaynor
Second: Mangum
Vote: 6-1 (Busching)
Absent: Gorraiz and McCabe
Opposition Present: Yes

Findings:

1. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment.
2. The proposed development will provide additional housing options close to employers in and designated Major Employment Centers that will contribute to a mix of housing types in the area and additional housing in the City.

3. At the staff recommended height, the project is similar in scale and intensity to other deployments within the Scottsdale Road corridor and larger Kierland area.

Stipulations:

1. An updated Development Narrative for the Scottsdale and Bell 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 September 14, 2021, as modified by the following stipulations:
 - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
1st Submittal: February 19, 2021
2nd Submittal: May 4, 2021
3rd Submittal: August 23, 2021
Hearing Draft: September 14, 2021
City Council adopted: TBD
 - b. Update narrative to include a comparative parking standards table to the final narrative.
 - c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on OR WITHIN 50 FEET OF Scottsdale Road and one on OR WITHIN 50 FEET OF Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.
 - ~~e. Update narrative to reflect a maximum building height of 110 feet, inclusive E of non-dwelling space utilized for resident amenities location on the roof deck.~~
 - fe. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.
2. The developer shall dedicate a total of 70 feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.
3. 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.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
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. THE DEVELOPER SHALL COLLABORATE WITH THE STREET TRANSPORTATION DEPARTMENT TO REVIEW THE POTENTIAL FOR A REFUGE LANE IN THE MEDIAN WEST BOUND ON BELL ROAD AT 71st STREET.
9. ~~THE DEVELOPER SHALL DEDICATE A PUBLIC ACCESS EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY TO SCOTTSDALE ROAD TO PROVIDE PUBLIC ACCESS FROM THE SITE TO SCOTTSDALE ROAD.~~
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.**

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