

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-92-23-8 (Companion Case GPA-SM-13-23-8)
Location:	Southeast corner of 19th Avenue and Baseline Road
From:	S-1 and R1-10
To:	R1-10, R-3, R-4, and C-2
Acreage:	104.99
Proposal:	Commercial, office, multifamily, and single-family residential
Applicant:	Brennan Maher, EPS Group, Inc.
Owner:	River View Growers, LLC; Raymond Branham Living Trust; Romeo Yacoub Living Trust/Khoshaba Mark/Madeline
Representative:	Natalie Maikoski, EPS Group, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 5/14/2024 Approval, per the staff recommendation, with a modification and additional stipulations. Vote: 12-0-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-92-23-8, per the South Mountain Village Planning Committee recommendation.

Maker: Busching
Second: Jaramillo
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map designations of Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial and provides a compatible transition between the commercial uses surrounding the 19th Avenue and Baseline intersection and the adjacent neighborhoods.
2. The proposal, as stipulated, will create a strong pedestrian environment with shaded and detached sidewalks on Baseline Road, 19th Avenue, and South Mountain Avenue and a multi-use trail alignment along Baseline Road and South Mountain Avenue. These pathways will convey individuals safely and comfortably to the nearby commercial developments, educational institutions, and residential neighborhoods.

3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

OVERALL SITE

1. The conceptual site plan, elevations, and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50.
- b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

3. The sidewalk along 19th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%.
- b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. The sidewalk along South Mountain Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
6. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of South Mountain Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
8. A minimum of 5.25 acres shall be reserved for open space, as shown on the conceptual landscape plan date stamped November 13, 2023.
9. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. All perimeter walls visible from street right-of-way shall include material and/or textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Commercial landscaping and common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers or similar smart controller to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
13. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), and functional turf areas located on properties for uses such as parks and residential common areas, as approved by the Planning and Development Department.
14. A minimum 50 feet of right-of-way shall be dedicated for the east side of 19th Avenue, adjacent to the development.
15. A minimum 30 feet of right-of-way shall be dedicated for the north side of South Mountain Avenue, adjacent to the development.
16. A minimum 50 feet of right-of-way shall be dedicated for the full width of all public local streets, internal to the development.

17. A minimum 5-foot-wide sidewalk shall be constructed on both sides of all public local streets.
18. Right-of-way shall be dedicated for the connection of the internal road network to Gary Way on the southeastern boundary of the site.
19. Crosswalks shall be placed across internal roadways separating residential and commercial land at significant pedestrian crossings, as determined by the Street Transportation Department.
20. Improvements to Baseline Road shall be consistent with the Arterial CM cross section including the construction of a raised median.
21. A Traffic Impact Analysis (TIA) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIA shall include signal warrant analysis for 19th Avenue and South Mountain Avenue. If the approved TIA determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal. If the TIA does not warrant the signal, the developer shall be required contribute 25% of traffic signal cost in an escrow account to the Street Transportation Department.
22. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
23. Existing SRP facilities along 19th Avenue are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport 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.
27. 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.
28. 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.

C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)

29. All uncovered surface parking ~~lot areas shall be landscaped with~~ SPACES SHALL BE SHADED TO ACHIEVE A MINIMUM 25% SHADE WITH EITHER STRUCTURAL SHADE, minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees, OR A COMBINATION OF THE TWO. ~~Landscaping shall be dispersed throughout the parking area and achieve 25% shade,~~ as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

C-2 ZONED SITES

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

R-3 AND R-4 ZONED SITES (Multifamily)

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
 - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

R-3 ZONED SITES

42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.
44. THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES OR 30 FEET.

R-4 ZONED SITES

44. The maximum building height shall be limited to two stories or 30 feet.
- 45.
46. THE DEVELOPMENT WITHIN THE R-4 AREA SHALL BE LIMITED TO A MAXIMUM OF 360 LOTS.

R1-10 ZONED SITES

- ~~45.~~ Building elevations shall be developed to the following standards, as approved by the
~~47.~~ Planning and Development Department:
- a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.
 - c. Pitched roofs shall be provided on all building elevations.
- ~~46.~~ The maximum building height shall be limited to one story or 24 feet.
~~48.~~
- ~~47.~~ Lots along the south perimeter shall be a minimum of 160 feet in depth.
~~49.~~
- ~~48.~~ Lots shall be a minimum of 75 feet in width.
~~50.~~
- ~~49.~~ Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.
~~51.~~
- ~~50.~~ A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
~~52.~~
- ~~51.~~ Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
~~53.~~
- ~~52.~~ Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
~~54.~~
- ~~53.~~ Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
~~55.~~

R1-10, R-3, AND R-4 ZONED SITES (SINGLE-FAMILY AND MULTIFAMILY)

- ~~56.~~ ALL LANDSCAPE SETBACKS SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT TREES, 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, WITH FIVE 5-GALLON SHRUBS PER TREE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE

PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN
SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT FOR
INSTALLING THE REQUIRED PLANTS.

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