

Attachment D

REPORT OF PLANNING COMMISSION ACTION November 7, 2019

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-44-19-8
Location:	Northwest corner of Central Avenue and South Mountain Avenue
From:	C-1 and R-3 SP
To:	R-3
Acreage:	5.58
Proposal:	Single-family attached townhomes
Applicant:	Aaron Wallace, Divinity Homes
Owner:	Aaron Wallace, Tsalm Services, LLC
Representative:	Mike Hare, Ashland Companies

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 10/15/2019 Approval, per the staff recommendation with a modification and an additional stipulation. Vote: 9-5.

Planning Commission Recommendation: Approval, per the South Mountain Village Planning Committee recommendation with a deleted stipulation and additional stipulations.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-44-19-8 per the South Mountain Village Planning Committee recommendation except for the added stipulation, with the additional stipulation as read into the record (Proposition 207 waiver stipulation), and an additional stipulation to read that, "The rooflines of the surface parked units shall vary in height in a similar manner to those of the 1-car garage and 2-car garage units, as shown on the Elevations date stamped September 30, 2019, and as approved by the Planning and Development Department."

Maker: Mangum
Second: Gaynor
Vote: 7-0
Absent: Busching, Shank
Opposition Present: No

Findings:

1. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such

as the Strategic Policy Framework for Transit Oriented Development, the Tree and Shade Master Plan, and the Complete Streets Guidance.

2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and proximity to a future high-capacity transit line.
3. The proposed development is consistent with the Neighborhood Center Placetype from the City's Transit Oriented Development Strategic Policy Framework.

Stipulations:

1. The development shall be in general conformance with the building elevations, site plan, wall exhibit, pedestrian circulation plan, and intersection enhancements date stamped September 30, 2019, as modified by the following stipulations and as approved by the Planning and Development Department.
2. All units adjacent to the Highline Canal, South Mountain Avenue, and Central Avenue except for lots 31 – 34 as depicted on the site plan date stamped ~~September 26, 2019~~ SEPTEMBER 30, 2019 shall have individual pedestrian entrances oriented to the nearest public street or canal and be connected by a direct sidewalk. These units shall include a porch or patio to accentuate the street-facing unit entrance, as described below and as approved by the Planning and Development Department:
 - a. Patio Frontage:
 1. Minimum depth of eight feet.
 2. Minimum area of 64 square feet.
 3. The area between the property line and main facade of the building which is not improved with permanent hardscape shall be planted with live vegetation ground coverage and shrubs, excluding hardscape for pedestrian amenities.
 - b. Porch Frontage:
 1. Minimum depth of six feet.
 2. Minimum width of 50 percent of the unit façade.
 3. Minimum shade coverage of 75 percent of porch area
3. The public sidewalk along Central Avenue shall be detached with a minimum five-foot-wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper large canopy shade trees planted a minimum of 25 feet on center or equivalent groupings along both sides of the

sidewalk and shaded to a minimum of 75%, 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.

4. The area between the curb and public sidewalk along Central Avenue shall be planted with drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage, as approved by the Planning and Development Department.
5. The public sidewalk along South Mountain Avenue shall be planted with minimum 2-inch caliper large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings and shading the sidewalk to a minimum of 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.
6. A minimum of 25 percent of the surface parking areas shall be shaded by trees at maturity, as approved by the Planning and Development Department.
7. Inverted-U bicycle racks shall be provided at a rate of 0.25 per dwelling unit located near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. Solid walls above 40 inches shall not be permitted along South Mountain Avenue, Central Avenue, or the Highline Canal, as approved by the Planning and Development Department.
9. 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.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
11. 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.
- ~~12. ALL PEDESTRIAN ACCESS GATES TO AND FROM THE SUBDIVISION SHALL BE AVAILABLE TO THE PUBLIC FOR INGRESS AND EGRESS.~~
12. 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.

13. THE ROOFLINES OF THE SURFACE PARKED UNITS SHALL VARY IN HEIGHT IN A SIMILAR MANNER TO THOSE OF THE 1-CAR GARAGE AND 2-CAR GARAGE UNITS, AS SHOWN ON THE ELEVATIONS DATE STAMPED SEPTEMBER 30, 2019, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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