

## Attachment H

REPORT OF PLANNING COMMISSION ACTION  
March 3, 2022  
REVISED

ITEM NO: 4	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-19-G-00-5 (Algodón PUD) (Companion Case GPA-MV-1-21-5)
Location:	Area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue
From:	PUD PCD
To:	PUD PCD
Acreage:	672.92
Proposal:	Major amendment to Algodón Center PUD to allow single-family and multifamily residential.
Applicant:	Stephen W. Anderson, Gammage & Burnham, PLC
Owner:	John F. Long Properties LLLP, et al.
Representative:	Stephen W. Anderson, Gammage & Burnham, PLC

### **ACTIONS:**

Staff Recommendation: Approval, per the Addendum B Staff Report.

Village Planning Committee (VPC) Recommendation:

**Maryvale** 7/14/2021 Information only.

**Maryvale** 1/12/2022 Denial. Vote: 6-3.

Planning Commission Recommendation: Approval, per the Addendum B Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-19-G-00-5, per the Addendum B Staff Report.

Maker: Gaynor  
Second: McCabe  
Vote: 6-1 (Bushing)  
Absent: Gorraiz  
Opposition Present: No

### **Findings:**

1. The proposal will redevelop an underutilized property and provide a high quality residential development which will help alleviate the housing shortage in Phoenix.
2. This proposal provides for additional housing options in the Maryvale Village and contributes to the balance of housing and employment opportunities within a Major Employment Center.
3. The proposal includes several development standards that exceed conventional Zoning Ordinance standards such as increased open space, design and shading standards.

Stipulations:

1. An updated Development Narrative for the Algodón Centre 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 December 29, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to add the following:  
  
City Council Adopted: [Add Adoption Date]
  - B. PAGE 9, TABLE 1, RESIDENTIAL USE, BULLET POINT 2: AMEND THE SENTENCE TO READ "A MAXIMUM OF 326.75 GROSS ACRES OF THE TOTAL GROSS SITE AREA OF THE PUD SHALL BE USED FOR RESIDENTIAL USES OF LESS THAN 20 DU/AC."
  - ~~b.~~ c. Page 15, Table 3A, Streetscape Section, Item 1: Rename section to "Landscape Setback" and delete "measured from back of curb" from first sentence.
  - ~~c.~~ d. Page 15, Table 3A, Low Density Residential Sidewalks Section: Update the first sentence to read "For any residential parcel where density is less than 20 dwelling units per gross acres, sidewalks shall be a minimum of five feet wide, and shall be separated from the curb per the requirements of the Street Classification Map with a minimum five foot wide landscape strip.
  - ~~d.~~ e. Page 17, Table 3B, Streetscape Section, Item 1: Rename section to "Landscape Setback", delete "measured from back of curb" from first sentence AND ADD "PERIMETER" BEFORE "PUBLIC AND PRIVATE STREET FRONTAGES".
  - ~~e.~~ f. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 1: Add "and utility easements" after "utilities" in first sentence.
  - ~~f.~~ g. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 2: Add "and utility easements" after "utilities" in first sentence.
  - ~~g.~~ h. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 1: Add "and utility easements" after "utilities" in first sentence.
  - ~~h.~~ i. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 2: Add "and utility easements" after "utilities" in first sentence.
2. The developer shall dedicate right-of-way and ensure bus stop pad(s) at the following locations, with final siting to be approved by the Public Transit Department:
  - a. Northbound 99th Avenue north of the Earl Drive alignment.
  - b. Northbound 99th Avenue north of the Osborn Road alignment.
  - c. Northbound 99th Avenue north of the Clarendon Avenue alignment.
  - d. Northbound 99th Avenue north of the Glenrosa Avenue alignment.
  - e. Southbound 91st Avenue south of Osborn Road alignment.

- f. Southbound 91st Avenue south of Cheery Lynn Road alignment.
  - g. Westbound Thomas Road at approximately 9700 West Thomas Road.
3. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
  4. The developer shall dedicate right-of-way and ensure bus bay with bus stop pad at the following locations, final siting to be approved by the Public Transit Department:
    - a. Northbound 99th Avenue north of Thomas Road.
    - b. Northbound 99th Avenue north of Indian School Road.
  5. Bus bays shall be constructed according to City of Phoenix Standard Detail P1256; attached bus stop pad shall be constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. Bus bay and attached bus stop pad shall be spaced from the intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
  6. Where pedestrian pathways cross drive aisles FOR MULTIFAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
  7. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
  8. An updated Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation Department and Planning and Development Department for review and approval, prior to preliminary site plan approval.
  9. The Developer shall submit an updated Traffic Impact Study to the Street Transportation Department prior to preliminary site plan approval for the first phase of development permitted by Amendment G of the Algodón PUD. No preliminary approval of plans shall be granted until the study is reviewed and approved. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study and as approved by the Planning and Development and Street Transportation Department.
  10. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
  11. 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.

12. 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.
13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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 Les Scott at 602-376-3981, [Les.scott@phoenix.gov](mailto:Les.scott@phoenix.gov) or TTY: Use 7-1-1.