

## Attachment J

### REPORT OF PLANNING COMMISSION ACTION February 3, 2022

ITEM NO: 13	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-69-20-6 (Autem Row PUD) (Remanded back from City Council 1/26/22)
Location:	Approximately 300 feet west of the northwest corner of 16th Street and Maryland Avenue
From:	R-O
To:	PUD
Acreage:	0.89
Proposal:	Planned Unit Development to allow multifamily residential.
Applicant:	AUTEM Development
Owner:	East Maryland, LLC
Representative:	William E. Lally, Esq., Tiffany & Bosco, PA

#### **ACTIONS:**

**Staff Recommendation:** Approval, subject to stipulations.

**Village Planning Committee (VPC) Recommendation:**

**Camelback East** 5/4/2021 Informational only.

**Camelback East** 10/5/2021 Denial. Vote: 8-3.

**Planning Commission Recommendation:**

12/2/2021 Approval, per the Addendum B Staff Report, with modified and additional stipulations.

2/3/2022 Approval, per the staff memo dated February 3, 2022, with modified stipulation.

**Motion Discussion:** There was discussion about modifying the stipulations to reduce the number of units to 14, as well as a stipulation to require seven guest parking spaces, rather than six.

**Motion details:** Commissioner Johnson made a MOTION to approve Z-69-20-6, per the staff memo dated February 3, 2022, with a modification to require seven guest parking spaces.

Maker: Johnson

Second: Gorraiz

Vote: 8-0

Absent: None

Opposition Present: Yes

#### **Findings:**

1. The proposed PUD will provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
2. The site is appropriately situated in close proximity to the State Route 51 freeway to the east and major commercial centers on Bethany Home Road to the south.

3. The PUD will provide significant streetscape improvements along Maryland Avenue, including robust tree shade coverage, public pedestrian seating, and bicycle amenities.

Stipulations:

1. An updated Development Narrative for the Autem Row 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 21, 2024~~ DECEMBER 2, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: ~~September 21, 2024~~ DECEMBER 2, 2021; City Council adopted: [Add adoption date].
  - ~~B.~~ ~~PAGE 5, OVERALL DESIGN CONCEPT: UPDATE THE REFERENCE TO PROPOSED NUMBER OF UNITS TO 15.~~
  - ~~C.~~ B. PAGE 7: UPDATE THE REFERENCE TO PROPOSED NUMBER OF UNITS TO 15.
  - ~~D.~~ C. PAGE 8, LAND USE PLAN: UPDATE THE REFERENCE TO PROPOSED NUMBER OF UNITS TO 15.
  - ~~E.~~ D. PAGE 9, DEVELOPMENT STANDARDS TABLE: UPDATE THE MAXIMUM DENSITY TO 15 DWELLINGS UNITS AND 16.85 DU/AC.
  - ~~F.~~ E. PAGE 9, DEVELOPMENT STANDARDS TABLE: UPDATE GUEST PARKING TO ~~0.40-0.46-0.40~~ **0.46** SPACES PER RESIDENTIAL UNIT TO REFLECT MINIMUM OF ~~6-7-6~~ **7** GUEST PARKING SPACES.
  - F. PAGE 9, BICYCLE PARKING: REPLACE WITH THE FOLLOWING:

8 BICYCLE PARKING SPACES; 0.25 BICYCLE PARKING SPACES PER DWELLING UNIT.

BICYCLE PARKING MAY BE PLACED IN THE FRONT SETBACK AND MAY BE ALLOWED IN THE RIGHT-OF-WAY SUBJECT TO A REVOCABLE PERMIT FROM THE STREET TRANSPORTATION DEPARTMENT.

BICYCLE PARKING WILL COMPLY WITH ADA REQUIREMENTS AND WILL NOT IMPEDE ON-SITE PEDESTRIAN ACCESS. A CLEARANCE OF AT LEAST FOUR FEET IN WIDTH WILL BE PROVIDED FOR PEDESTRIAN ACCESS.

BICYCLE RACKS AND/OR STORAGE AREAS WILL BE LOCATED WITHIN 50 FEET FROM BUILDING ENTRY POINTS.

BICYCLE RACKS WILL BE AT LEAST 30 INCHES FROM A WALL OR OTHER OBSTRUCTION. THE MINIMUM LENGTH FOR BICYCLE PARKING WILL BE 72 INCHES.

BICYCLE RACKS AND/OR STORAGE AREAS WILL BE LOCATED NEAR HIGH TRAFFIC AREAS AND VISIBLE TO THE PUBLIC BUT SHOULD NOT IMPEDE THE FUNCTION OF THE PEDESTRIAN WALKWAY.

- G. PAGE 10, LANDSCAPE STANDARDS TABLE STREETSCAPE - ADJACENT TO MARYLAND: ADD THE FOLLOWING LANGUAGE BELOW THE CURRENT STANDARDS:

AN ON-SITE SOLID WASTE AND RECYLING ENCLOSURE MAY BE LOCATED IN THE LANDSCAPE SETBACK.

THE SOLID WASTE AND RECYLING ENCLOSURE SHALL BE FULLY SCREENED WITH A GREEN SCREEN CONSISTING OF VINES OR OTHER VEGETATIVE COVER. AT A MINIMUM THE ENCLOSURE SHALL BE LANDSCAPED ALONG ITS PERIMETER WALLS WITH 5-GALLON SHRUBS PLACED FOUR FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

THE DIMENSIONS OF THE ENCLOSURE SHALL BE A MINIMUM OF 14 FEET BY 8 FEET WITH A MINIMUM 6-FOOT-TALL DECORATIVE SCREEN WALL. THE ENCLOSURE AND SCREEN WALL SHALL BE PERMITTED WITHIN THE LANDSCAPE SETBACK.

THE ENCLOSURE WALLS WILL BE CONSTRUCTED USING 4-INCH BY 4-INCH BY 16-INCH CONCRETE MASONRY UNITS AND WILL BE FITTED WITH TWO 5-FOOT FATE LEAFS WITH 180 DEGREE HINGES WITH ONE 4-FOOT PEDESTRIAN GATE LEAF WITH 180 DEGREE HINGES, UNLESS OTHERWISE AGREED TO BETWEEN THE APPLICANT, THE PUBLIC WORKS DEPARTMENT, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- G. F. ~~PAGE 12, DESIGN GUIDELINES SECTION E.1.H.: REPLACE WITH THE~~  
H. ~~FOLLOWING:~~

~~BICYCLE PARKING WILL BE INSTALLED WHERE INDICATED ON THE ATTACHED SITE PLAN (EXHIBIT 9). A BICYCLE REPAIR STATION SHALL BE PROVIDED ON THE NORTH END OF THE SITE IN CLOSE PROXIMITY TO THE BICYCLE STORAGE AREA SHOWN ON EXHIBIT 9.~~

PAGE 12, DESIGN GUIDELINES SECTION E.1.H.: REPLACE WITH THE FOLLOWING:

BICYCLE PARKING WILL BE INSTALLED IN AN ACCESSIBLE LOCATION ON THE SITE. ~~WHERE INDICATED ON THE ATTACHED SITE PLAN (EXHIBIT 9).~~ A BICYCLE REPAIR STATION SHALL BE PROVIDED ON THE NORTH END OF THE SITE IN CLOSE PROXIMITY TO THE BICYCLE STORAGE AREA SHOWN ON EXHIBIT 9.

- ~~H. G.~~ I. PAGE 14, SECTION H.2. CIRCULATION: UPDATE THE PARAGRAPH TO REDUCE NUMBER OF UNITS TO 15 AND TO DESCRIBE THE LAYOUT AS PROPOSED IN THE SITE PLAN ~~DATE STAMPED OCTOBER 28, 2021. IN EXHIBIT 9.~~
  - ~~I. H.~~ J. PAGE 15, COMPARATIVE ZONING TABLE: UPDATE THE NUMBER OF UNITS, DENSITY RATIO, AND MINIMUM GUEST PARKING ON PUD ZONING COLUMN.
  - ~~J. I. K~~ PAGE 36, EXHIBIT 9 (CONCEPTUAL SITE PLAN): ~~REPLACE WITH THE SITE PLAN DATE STAMPED OCTOBER 28, 2021 AND REMOVE THE REFERENCE TO THE BICYCLE REPAIR STATION.~~  
  
PAGE 36, EXHIBIT 9 (CONCEPTUAL SITE PLAN): ~~REPLACE WITH THE SITE PLAN DATE STAMPED OCTOBER 28, 2021 AND REMOVE THE REFERENCE TO THE BICYCLE REPAIR STATION AND REPLACE WITH THE SITE PLAN DATE STAMPED JANUARY 18, 2022.~~
  - ~~K.~~ PAGE 38, EXHIBIT 10 (FENCE DIAGRAM): ~~REMOVE THIS EXHIBIT.~~
  - ~~I. J.~~ L. PAGE 4, EXHIBITS: DELETE REFERENCE TO EXHIBIT 10.
  - ~~K.~~ M. PAGE 12, DESIGN GUIDELINES SECTION E.1.: MODIFY THE PROVISION THAT REQUIRES THE SOUTHERNMOST UNITS TO INCORPORATE STREET-FACING FRONT DOORS AND GLAZING TO BE ORIENTED TOWARDS MARYLAND AVENUE, AND ALSO THE STOOPS AND STAIRS TO BE ORIENTED TOWARDS MARYLAND AVENUE.
  - ~~L.~~ N. PAGE 28: REVISE EXHIBIT 6 (STREETSIDE SCALE CONTEXT EXHIBIT) TO BE CONSISTENT WITH THE REVISED RENDERING ON THE COVER OF THE PUD NARRATIVE.
  - ~~M.~~ O. PAGES 33-34: REVISE EXHIBIT 8 (CONCEPTUAL RENDERING) TO BE CONSISTENT WITH THE REVISED RENDERING ON THE COVER OF THE PUD NARRATIVE.
  - P. PAGE 11: FENCES / WALLS. ADD THE FOLLOWING LANGUAGE: A PEDESTRIAN CONNECTION FENCE MUST BE LOCATED TOWARDS THE NORTHEAST CORNER OF THE PROPERTY TO ALLOW PEDESTRIANS TO ACCESS THE COMMERCIAL PARKING LOT NORTHEAST OF THE PROPERTY.
2. The developer shall dedicate a 7-foot sidewalk easement for the north side of Maryland Avenue, as approved by Planning and Development Department.

3. The applicant shall submit a traffic statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Development Coordination Section.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
5. 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.
6. ~~THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT'S SOLID WASTE REVIEWER TO PURSUE ALTERNATIVE METHODS OF WASTE COLLECTION TO ALLOW FOR PROVIDE ON-SITE TRASH AND RECYCLING PICK UP, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
7. 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.