

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 3, 2023

ITEM NO: 8	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-16-23-6 (Companion Case GPA-AF-1-23-6)
Location:	Approximately 790 feet north of the northeast corner of 48th Street and Frye Road
From:	RE-35 and CP/GCP
To:	R-3A
Acreage:	4.60
Proposal:	Senior Housing, Assisted Living, and Memory Care
Applicant:	Shea Connelly Development, LLC
Owner:	St. Benedict Catholic Church
Representative:	Adam Trenk, Rose Law Group

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 7/24/2023 Approval, per the staff recommendation. Vote: 8-0.

Planning Commission Recommendation: Approval, per the Ahwatukee Foothills Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-16-23-6, per the Ahwatukee Foothills Village Planning Committee recommendation.

Maker: Perez
Second: Gorraiz
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. As stipulated, the proposal will include design elements, such as enhanced architecture, landscaping, and open space to create a pleasant environment for its residents and the surrounding uses.
2. The proposal will redevelop an underutilized property and provide a senior living facility which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped March 6, 2023, in specific regard to the porte cochere element and the use of varying materials and colors, as approved by the Planning and Development Department.
2. A minimum 40-foot-wide building setback shall be provided along the south property line, as approved by the Planning and Development Department.
3. A minimum 95-foot-wide building setback shall be provided along the north property line, as approved by the Planning and Development Department.
4. A minimum of 25% of the gross site area shall be open space, as approved by the Planning and Development Department.
5. A minimum of 8 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 2% of the required parking spaces shall be EV Installed.
7. The required trees within landscape areas shall be a minimum of 2-inch caliper, drought tolerant shade trees as approved by the Planning and Development Department.
8. Landscape areas shall have a minimum 75% live coverage 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 existing streetscape within the right-of-way shall be replenished along 48th Street adjacent to the subject parcel (Assessor Parcel No. 301-85-243A) for the entire 993-foot street frontage, as approved by Planning and Development Department.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
12. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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.

14. 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.

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