

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION November 2, 2023

ITEM NO: 13	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-104-J-75-3
Location:	Northwest corner of 19th Avenue and Grandview Road
From:	PCD (Approved A-1 PCD) and PCD (Approved CP/GCP PCD)
To:	C-2 HGT/WVR DNS/WVR PCD
Acreage:	21.57
Proposal:	Multifamily residential
Applicant:	Andy Jochums, Beus Gilbert McGroder, PLLC
Owner:	Sunbelt Land Holdings, LP
Representative:	Jeffrey Blilie, Beus Gilbert McGroder

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 9/14/2023 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 26, 2023.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-104-J-75-3, per the staff memo dated October 26, 2023.

Maker: Busching
Second: Perez
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and with several General Plan principles.
2. The proposal will develop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
3. This proposal, as stipulated, provides enhanced setbacks and landscape areas to be sensitive to the surrounding single-family residences

Stipulations:

1. The development shall conform to the R-3A PRD option development standards.
2. An average 25-foot landscape setback shall be provided along 19th Avenue, as approved by the Planning and Development Department.
3. Required 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.
4. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking lot areas, exclusive of perimeter landscape setbacks, shall be landscaped. The surface parking lot areas shall be landscaped with minimum 2-inch caliper large canopy drought-tolerant, shade trees and shall be dispersed throughout the parking area, as approved by the Planning and Development Department.
6. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
7. A minimum 2% of the required parking spaces shall be Electric Vehicle Installed Spaces and a minimum 8% of the required parking spaces shall be Electric Vehicle Capable Spaces, as approved by the Planning and Development Department.
8. Bicycle infrastructure shall be installed as described below, as approved by the Planning and Development Department.
 - a. Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
 - b. Guest bicycle parking spaces shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces, located near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - 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, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - d. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

9. 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.
10. The landscape setbacks shall be planted with drought-tolerant shrubs, accents and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
11. Any walls provided along the perimeter of the site shall be a minimum of 50 percent open view fencing, as approved by the Planning and Development Department.
12. Ground floor blank walls visible from the public sidewalk should not exceed 20 linear feet without being interrupted by a window, or variation in building treatment or design, as approved by the Planning and Development Department.
13. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
14. Pedestrian pathways shall be lighted by lighting fixtures with a maximum height of 15 feet to provide a minimum of one foot candle illumination maintained throughout the pathway and shall be uniform lighting along the entire pathway to avoid bright high glare areas and low visibility dark areas, as approved by the Planning and Development Department.
15. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between back of curb and sidewalk shall be constructed on the west side of 19th Avenue, adjacent to the development, 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.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live vegetative ground coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

16. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between curb and sidewalk shall be constructed on the north side of Grandview Road, adjacent to the development, 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.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live vegetative ground coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

17. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between curb and sidewalk shall be constructed on the south side of Phelps Road, adjacent to the development, 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.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live vegetative ground coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

18. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 20th Avenue, adjacent to the development, 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.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live vegetative ground coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. Sidewalk and landscaping improvements within the business park, not adjacent to the development, shall be constructed as approved by the Bell 17 Business Park TIA and Master Phasing Plan.
20. A minimum 40-feet of right-of-way shall be dedicated for the north side of Grandview Road from 19th Avenue to 23rd Avenue.
21. The intersection at 21st Avenue and Grandview ~~Avenue~~ ROAD shall be reconstructed to remove the splitter islands.
22. A traffic signal shall be fully funded and installed at the intersection for 19th Avenue and Grandview ~~Street~~ ROAD.
23. The intersection at 19th Avenue and Grandview ~~Avenue~~ ROAD shall be reconstructed, including removal of the splitter island.

24. The existing traffic signal at the Phelps Road and 19th Avenue intersection shall be fully funded and reconstructed to meet City of Phoenix standards, as approved by the Street Transportation Department.
25. A traffic signal shall be fully funded and installed at the intersection of 21st Avenue and Bell Road and all associated improvements to the western 21st Avenue and Bell Road traffic signal. The intersection shall be reconstructed to meet City of Phoenix standards, as approved by the Street Transportation Department.
26. An enhanced pedestrian connection shall be provided on the eastern site boundary to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
27. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
28. 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.
29. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
30. 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.
31. 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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