

Attachment G

REPORT OF PLANNING COMMISSION ACTION December 2, 2021

ITEM NO: 17	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-69-20-6 (Autem Row PUD) (Continued from 11/4/2021)
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, per the Addendum B Staff Report and modifications to Stipulation Nos. 1.f and 1.j, additional stipulations to modify Exhibits 6 and 8 in the PUD Narrative to be consistent with the revised rendering on the cover of the PUD Narrative, and the standard Proposition 207 waiver of claims stipulation.

Village Planning Committee (VPC) Recommendation:

Camelback East 5/4/2021 Information only.

Camelback East 10/5/2021 Denial. Vote: 8-3 (1 abstained).

Planning Commission Recommendation: Approval, per the Addendum B Staff Report with modified and additional stipulations.

Motion Discussion: Commissioner Johnson made a motion to approve Z-69-20-6, per the Addendum B Staff Report with the modified and additional stipulations as read into the record, with the added modification that the developer shall provide onsite trash and recycling pickup, modify the stoops and stairs in the two southern units to face Maryland, and to stay in general conformance within the site plan, so the seven parking spots will remain.

Ms. Racelle Escolar (staff) stated that the modification to add the stoop and stairways facing Maryland is not necessary because there is a provision in the revised narrative that requires the southernmost end units will incorporate street-facing front doors and glazing so as to be orientated towards Maryland Avenue. There is also a requirement in the revised narrative that they adhere to the design intent, depicted in Exhibit 8. Exhibit 8 is one that needs to be replaced in the narrative to be consistent with the rendering shown on the cover.

Commissioner Johnson stated that the stairs and stoops face each. They face the opposite units instead of Maryland. That is what he was trying to change.

Ms. Escolar confirmed that Commissioner Johnson wanted the stairways to also face Maryland.

Commissioner Johnson asked if he had to address the parking spot.

Ms. Escolar stated that it was already addressed in the Addendum because there is a stipulation that requires seven spaces. She stated that they could modify Stipulation No. 6. to change the onsite collection, as he stated earlier, that the developer shall provide onsite trash and recycling pickup, as approved by the Planning and Development Department. In order to incorporate the stoop and stairs facing Maryland, they would add a stipulation to update page 12 of the narrative, to modify the stoop and stairways to face Maryland Avenue. They could add a stipulation to change that provision on page 12.

Ms. Escolar asked for confirmation if the motion is to approve, per the Addendum B Staff Report with the modified and additional stipulations that were read into the record; and a stipulation to modify page 12 of the narrative, the provision that requires the southernmost units to incorporate street-facing front doors and glazing to be oriented towards Maryland, and also the stoops and stairs to be oriented towards Maryland; and a change to Stipulation No. 6 to require onsite trash and recycling pickup, as approved by the Planning and Development Department.

Commission Johnson confirmed that the motion was correct.

Commission Gorraiz seconded the motion.

Motion details: Commissioner Johnson made a MOTION to approve Z-69-20-6, per the Addendum B Staff Report with the modified and additional stipulations that were read into the record; and a stipulation to modify page 12 of the narrative, the provision that requires the southernmost units to incorporate street-facing front doors and glazing to be oriented towards Maryland, and also the stoops and stairs to be oriented towards Maryland; and a change to Stipulation No. 6 to require onsite trash and recycling pickup, as approved by the Planning and Development Department.

Maker: Johnson
Second: Gorraiz
Vote: 8-1 (Perez)
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 SPACES PER RESIDENTIAL UNIT TO REFLECT MINIMUM OF ~~6~~ 7 GUEST PARKING SPACES.
 - ~~G.~~ F. **PAGE 12, DESIGN GUIDELINES SECTION E.1.H.: REPLACE WITH THE 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.
 - ~~H.~~ G. 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, 2024.~~ IN EXHIBIT 9.
 - ~~I.~~ H. PAGE 15, COMPARATIVE ZONING TABLE: UPDATE THE NUMBER OF UNITS, DENSITY RATIO, AND MINIMUM GUEST PARKING ON PUD ZONING COLUMN.
 - ~~J.~~ I. **PAGE 36, EXHIBIT 9 (CONCEPTUAL SITE PLAN): REPLACE WITH THE SITE PLAN DATE STAMPED OCTOBER 28, 2024 AND REMOVE THE REFERENCE TO THE BICYCLE REPAIR STATION.**
 - ~~K.~~ PAGE 12, EXHIBIT 10 (FENCE DIAGRAM): REMOVE THIS EXHIBIT.
 - ~~I.~~ J. PAGE 4, EXHIBITS: DELETE REFERENCE TO EXHIBIT 10.

- K. 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. PAGE 28: REVISE EXHIBIT 6 (STREETSIDE SCALE CONTEXT EXHIBIT) TO BE CONSISTENT WITH THE REVISED RENDERING ON THE COVER OF THE PUD NARRATIVE.**
- M. PAGES 33-34: REVISE EXHIBIT 8 (CONCEPTUAL RENDERING) TO BE CONSISTENT WITH THE REVISED RENDERING ON THE COVER OF THE PUD NARRATIVE.**
2. The developer shall dedicate a 7-foot sidewalk easement for the north side of Maryland Avenue, as approved by Planning and Development.
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 PLANNING AND DEVELOPMENT DEPARTMENTS.**
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.**

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