

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-21-22-2 (Alta Dove Valley PUD)
Location:	Approximately 170 feet west of the southwest corner of North Valley Parkway and Dove Valley Road
From:	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
To:	PUD NBCOD
Acreage:	7.53
Proposal:	Planned Unit Development to allow multifamily residential.
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	JD Real Estate Holding, LLC
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Gateway 7/14/2022 Information only.

North Gateway 4/13/2023 Approval, per staff recommendation with additional stipulations.
Vote: 4-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-21-22-2, per the North Gateway Village Planning Committee recommendation.

Maker: Vice-Chair Gaynor

Second: Simon

Vote: 8-0

Absent: Mangum

Opposition Present: No

Findings:

1. The proposed development is consistent with the General Plan Land Use Map designation, the North Gateway Village Core Plan, and will concentrate development within the Infrastructure Limit Line in the Village Core.
2. The proposed development will add to the mix of housing within the North Gateway Village and will provide a higher density of housing within the Village Core.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity by providing shaded detached sidewalks, a multi-use trail, and a connection to the commercial center located to the west.

Stipulations:

1. An updated Development Narrative for the Alta Dove Valley 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 March 28, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 9, Development Standards, 1st paragraph: Change paragraph to read "Except where modified below, this PUD shall comply with the North Black Canyon Overlay District (Section 654), the R-5 Multifamily Residence District, Table B, (a) Subdivision Development Option outlined in Section 618, the parking standards outlined in Section 702, and the landscaping and open space standards outlined in Section 507 Tab A and Section 703 of the Phoenix Zoning Ordinance. Any commercial uses provided shall be located on the ground floor of the multifamily residential building and shall comply with the same development standards as the multifamily residential building."
 - c. Page 9, Development Standards, Common Open Space/Amenity Areas: Start the header on the next page.
 - d. Page 10, Development Standards, Parking Standards, Parking Spaces (bicycles), 2nd paragraph: Replace the paragraph as follows:

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:

 - i. Standard repair tools affixed to the station.
 - ii. A tire gauge and pump affixed to the base of the station or the ground.
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - e. Page 14, Development Standards, Sidewalk and Pedestrian Pathway Standards, Pedestrian Connection Pathway to Commercial Center to the West of this Site: Align second column with columns above and change "sidewalk" to "Pathway".
 - f. Pages 14-15, Design Guidelines, Exterior Materials: Add "The exterior perimeter building elevations shall be finished with an average maximum of 60% stucco material".
 - g. Page 15, Design Guidelines, Exterior Materials, 3rd paragraph (Exposed areas of the parking garage walls...): Replace the third paragraph as follows:

Exposed areas of the parking garage walls shall be decoratively screened with metal trellises, architectural metal panels and extrusions, translucent glazing,

decorative lighting, and/or other architectural screening materials that will add texture, depth, shadow lines, create visual interest for pedestrians and enhance the public right of way.

- h. Page 15, Design Guidelines, Exterior Materials, 4th paragraph (Where pedestrian walkways cross...): Add a new header for this paragraph named "Pedestrian Crossing Pavement Material".
 - i. Page 17, Pedestrian Circulation and Connectivity, 2nd paragraph (An east-west minimum 5-foot-wide concrete...): Add at the end of the last sentence ", located near the center of the west property line."
 - j. Pages 38-44, Development Standards Comparison Table: Update the R-5 (Subdivision) column to include information for each standard on what the minimum Phoenix Zoning Ordinance requirements would be to compare to what the PUD is providing.
- 2. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north property line, adjacent to Dove Valley Road, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department.
 - 3. The developer shall dedicate a minimum of 70-feet of right-of way and construct the south side of Dove Valley Road, including detached sidewalks, as required by the approved Canyon Crossroads Master Street Plan.
 - 4. The developer shall dedicate a minimum of 30-feet of right-of-way and a minimum 10-foot-wide sidewalk easement and construct the north side of the new collector street (Commitment Way) along the property's southern boundary, as approved by the Planning and Development Department.
 - 5. The developer shall construct minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk for the north side of the new collector street (Commitment Way), as approved by the Planning and Development Department.
 - 6. The developer shall provide \$115,000 in escrow to fund a traffic control device along Dove Valley Road to serve the property, prior to final site plan approval and as approved by the Street Transportation Department.
 - 7. The developer shall extend the existing median island west to the west full access location at the western edge of this development. Landscaping shall be provided in the 24-foot-wide median island with minimum 3-inch caliper, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings and shrubs, accents, and vegetative ground covers to achieve a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department and Street Transportation Department.
 - 8. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation 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. 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
11. THE DEVELOPER SHALL LIMIT PARALLEL PARKING ALONG THE WEST SIDE OF THE DEVELOPMENT TO A MAXIMUM OF TWO HOURS TO ELIMINATE OVERNIGHT PARKING.
12. LANDSCAPING SHALL NOT INCLUDE JUMPING CACTI OR THORNS ADJACENT TO THE MULTI-USE TRAIL ALONG DOVE VALLEY ROAD.
13. LANDSCAPING IN MEDIAN ALONG DOVE VALLEY ROAD SHALL MATCH EXISTING LANDSCAPING IN THE SURROUNDING RIGHT-OF-WAY AREAS AND BE COHESIVE, SUCH AS, BUT NOT LIMITED TO, THE SAME ROCK AND PLANTING SPECIES.
14. THE UPDATED SITE PLAN AND BUILDING ELEVATIONS SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE NORTH GATEWAY VILLAGE PLANNING COMMITTEE PRIOR TO FINAL SITE PLAN APPROVAL.

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