

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 27	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-23-22-8
Location:	Northwest corner of 35th Street and Culver Street
From:	R1-6
To:	R-4
Acreage:	0.36
Proposal:	Multifamily residential
Applicant:	Artin Knadjian, AAK Architecture & Interiors, Inc.
Owner:	First Mill, LLC
Representative:	Artin Knadjian, AAK Architecture & Interiors, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 6/7/2022 Approval, per the staff recommendation. Vote: 16-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendations.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-23-22-8, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. The proposed development is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The proposal will provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped March 25, 2022, with specific regard to the inclusion of lap siding, metal canopies and CMU veneer, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum building setback of 33 feet shall be required along the west property line, as approved by the Planning and Development Department.
3. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided along the west property line, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape area located between the back of curb and sidewalk along the west side of 35th Street, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.

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

5. A minimum of six bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building 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. 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.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.

9. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. 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.
11. If Phase I data testing is required, and if, upon review of the results from the 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.
12. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.