

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 2, 2023

ITEM NO: 11	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-78-22-8
Location:	Approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue
From:	R1-6
To:	R-3
Acreage:	1.05
Proposal:	Multifamily residential
Applicant:	Risome, LLC
Owner:	Dawn Marie Augusta
Representative:	William Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/7/2023 Approval, per the staff recommendation with a modification and additional stipulations. Vote: 18-0.

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

Motion Discussion: N/A

Motion details: Vice Chairman Gaynor made a MOTION to approve Z-78-22-8, per the Camelback East Village Planning Committee recommendation.

Maker: Vice Chairman Gaynor
Second: Mangum
Vote: 7-1 (Perez)
Absent: Simon
Opposition Present: No

Findings:

1. The proposed development is consistent with surrounding land uses and zoning.
2. The proposal will allow for additional housing options within the Camelback East Village.
3. As stipulated and as required by the Phoenix Zoning Ordinance for multifamily development, the proposal will provide increased shade along the perimeter of the site and help to reduce the urban heat island effect.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped ~~October 19,~~ JANUARY 31, 2022 as approved by the Planning and Development Department.
2. The landscape setback along the east and south property lines shall be planted with minimum 2-inch caliper trees, as approved by the Planning and Development Department.
3. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE LANDSCAPE PLAN DATED FEBRUARY 7, 2023, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THERE SHALL BE NO SKYDECK ON UNIT 10.
5. VISION OBSCURING GLASS SHALL BE USED FOR THE SECOND STORY OF THE SOUTH FAÇADE OF UNIT 15.
6. SKYDECK CONFIGURATION SHALL CONFORM TO THE SIGHT-LINE DRAWINGS DATED FEBRUARY 2, 2023.
- 3-7. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 38th Street, as approved by the Planning and Development Department.
- 4-8. 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.
- 5-9. 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.
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 ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

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