

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION October 5, 2023

|                 |  |
|-----------------|--|
| ITEM NO: 13     |  |
|                 | DISTRICT NO.: 2  |
| SUBJECT:        |  |
|                 |  |
| Application #:  | Z-40-23-2  |
| Location:       | Approximately 430 feet east of the southeast corner of 32nd Street and Paradise Lane |
| From:           | C-O/G-O HGT/WVR  |
| To:             | R-2  |
| Acreage:        | 1.59   |
| Proposal:       | Multifamily residential  |
| Applicant:      | Shaine T. Alleman  |
| Owner:          | Brandon Nunn's for Nunn's Construction   |
| Representative: | Shaine T. Alleman  |

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 9/11/2023 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion Details: Acting Vice-Chairperson Busching made a MOTION to approve Z-40-23-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Acting Vice-Chairperson Busching

Second: Gorraiz

Vote: 7-0

Absent: Gaynor and Mangum

Opposition Present: No

#### **Findings:**

1. As stipulated, the proposal is providing enhanced shading and trees.
2. As stipulated, the proposal is compatible with the adjacent land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, such as the Tree and Shade Master Plan, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped August 18, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped June 20, 2023, as approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. All pedestrian walkways, 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.
5. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. The primary entry/exit drive shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
8. All units adjacent to Paradise Lane, as depicted on the site plan date stamped August 18, 2023, shall have individual pedestrian entrances oriented to the nearest public street and be connected by a direct sidewalk. These units shall include a porch or patio to accentuate the street-facing unit entrance, as described below and as approved by the Planning and Development Department.
  - a. Patio frontages shall have a minimum depth of 8 feet and a minimum area of 64 square feet.
  - b. Porch frontages shall have a minimum depth of 6 feet, a minimum width of 50% of the unit façade, and a minimum shade coverage of 75% of the porch area.
9. If fencing is provided adjacent to Paradise Lane, it shall be limited to full view fencing, as approved by the Planning and Development Department.
10. A combination of view walls/fencing and partial view walls/fencing shall be incorporated for private rear yards adjacent to open space areas, as approved by the Planning and Development Department.
11. Bicycle infrastructure shall be provided as described below, as approved by the Planning and Development Department.

- a. Bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance shall be provided through Inverted U and/or artistic racks located near improved open space areas. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - b. A bicycle repair station ("fix it station") shall be provided and maintained on site within an open space area. 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 the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - c. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
- 12. Bicycle infrastructure 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.
- 13. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
- 14. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved, or modified by the Planning and Development Department.
- 15. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk along the south side of Paradise Lane shall be constructed 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 to achieve a minimum of 75% live coverage at maturity.

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

- 16. A minimum of 40 feet of right-of-way shall be dedicated for the south side of Paradise Lane adjacent to the development, as approved by the Planning and Development Department.
- 17. 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.

18. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
19. 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.