

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 2, 2023

ITEM NO: 13	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-62-22-8
Location:	Approximately 200 feet east of the northeast corner of 42nd Street and Edgemont Avenue
From:	R1-6
To:	R-3
Acreage:	0.86
Proposal:	Multifamily residential
Applicant:	Sean J. Doyle, Tiffany & Bosco, P.A.
Owner:	4211 Thomas, LLC
Representative:	Mark Tomecak, Architect

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/7/2023 Approval, per the staff recommendation. Vote: 13-2.

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

Motion Discussion: N/A.

Motion details: Commissioner Jaramillo made a MOTION to approve Z-62-22-8, per the Camelback East Village Planning Committee recommendation.

Maker: Jaramillo
Second: Boyd
Vote: 5-1 (Perez)
Absent: Gaynor, Busching, and Simon
Opposition Present: Yes

Findings:

1. The proposed development is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The proposal will allow for additional housing options within the Camelback East Village Core.
3. As stipulated, the proposal will provide increased shade along the perimeters of the site and help reduce the urban heat island effect.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped February 3, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations shall include a minimum of two exterior accent materials, as approved the Planning and Development Department. Examples include, but are not limited to, materials such as brick, stone, colored textured concrete, or stucco.
3. The maximum building height shall be 30 feet.
4. The landscape setback along the east property line shall be planted with minimum 2-inch caliper large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. Prior to preliminary site plan approval, the developer shall all apply for the On-Street Parking Zones program in order to install no parking signs along Edgemont Avenue between 42nd Street and 43rd Street.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Edgemont Avenue, as approved by the Planning and Development Department. The landscape strip shall be planted as follows:
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
7. 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.
8. 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.
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.

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