

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 2, 2023

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| ITEM NO: 9 | |
| | DISTRICT NO.: 8 |
| SUBJECT: | |
| | |
| Application #: | Z-76-22-8 |
| Location: | Southwest corner of 48th Street and Loop 202 Freeway |
| From: | R1-6 and R-3 |
| To: | R-3 |
| Acreage: | 5.82 |
| Proposal: | Multifamily residential |
| Applicant: | Northbridge Development, LLC |
| Owner: | H&M Enterprises, Inc |
| Representative: | Larry Lazarus, Lazarus & Silvyn, P.C. |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/3/2023 Approval, per the staff recommendation with modifications.

Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-76-22-8, per the Camelback East Village Planning Committee recommendation.

Maker: Boyd
Second: Mangum
Vote: 9-0
Absent: None
Opposition Present: No

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 increase shade along the perimeter of the site and help reduce the urban heat island effect.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped October 6, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape area shall be provided ADJACENT TO THE RESIDENCES along the north, west and south property lines. ~~The~~ THIS landscape area shall be planted with large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. A perimeter wall no less than 6 feet in height shall be provided along the north and west property lines.
4. The indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department. A sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control shall be included with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
5. The developer shall construct a minimum 5-foot-wide sidewalk along the west side of 48th Street along the entire rezoning frontage area connection to the sidewalk to the north, as approved by the Planning and Development Department.
6. The developer shall provide bicycle parking and/or storage as required by Chapter 13, Section 1307.H, as approved by the Planning and Development Department.
7. The developer shall construct all PRIVATE ACCESSWAYS AND PUBLIC 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. 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. 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.
10. 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.

11. 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.
12. 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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