

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 2, 2024

ITEM NO: 2	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-116-R-81-6 (Arizona Grand Resort PUD)
Location:	Approximately 335 feet south of the southwest corner of the I-10 Freeway and Baseline Road
From:	C-2 PCD, C-O PCD, R-5 PCD, PCD (Approved RH M-R PCD), PCD (Approved C-O M-R SP PCD), PCD SP, PCD SP (Approved RH M-R PCD), PCD SP (Approved C-2 SP PCD), RH M-R PCD, RH M-R SP PCD, and RH PCD
To:	PUD PCD
Acreage:	60.70
Proposal:	Planned Unit Development to allow multifamily residential, hotel rooms, restaurants, ballrooms/conference rooms, event lawns, and various commercial uses.
Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
Owner:	AZ Grand Resort, LLC c/o Jake Gray
Representative:	Ed Bull, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 10/10/2023 Information only.

South Mountain 4/9/2024 Approval, per the staff recommendation. Vote: 10-0 (1 abstained).

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-116-R-81-6, per the South Mountain Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Mangum

Vote: 9-0

Absent: None

Opposition Present: Yes

Findings:

1. The proposal is consistent with several General Plan principles, and City policies and initiatives, such as strengthening the local economy through facilitating tourism, the provision of shaded walkways, the provision of bicycle facilities, water conservation measures, and the inclusion of milkweed or other native nectar species in landscaping areas.

2. The proposed development will provide increased employment opportunities in the area.
3. The proposed PUD sets forth standards that enhance the existing subject site with electric vehicle and bicycle parking and will provide improved pedestrian-oriented design elements with added shade if there is new development.

Stipulations:

1. An updated Development Narrative for the Arizona Grand Resort PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped March 28, 2024 as modified by the following stipulations.

Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

2. For each phase of development, the building elevations and landscape plan for that phase shall be presented for review and comment to the South Mountain Village Planning Committee prior to final site plan approval.
3. The Pointe South Mountain/Arizona Grand Master Development Plan and Master Open Space Plan shall be updated/created to reflect this PCD major amendment and maintained for each phase of development.
4. 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.
5. The following stipulations shall only apply to new development, as approved by the Planning and Development Department.
 - a. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
 - b. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
 - c. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
 - d. 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.
 - e. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a

minimum of 15 years, or as approved by the Planning and Development Department.

6. 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.
7. 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.
8. 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.
9. 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.
10. Prior to final 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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