

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-31-25-8 (Companion Case GPA-SM-1-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	S-1
To:	R-3
Acreage:	14.37
Proposal:	Multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Denial as filed and approval as R-2 with a deleted stipulation and a modified stipulation. Vote: 6-5.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-31-25-8, per staff recommendation.

Maker: Matthews
Second: Gorraiz
Vote: 7-1 (Chairperson Busching)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The requested R-3 zoning district will provide a transition between the commercial development to the east and the single-family development to the west.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with a shaded detached sidewalk and multi-use trail that will convey residents safely and comfortably along the Baseline Road multi use trail alignment.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.

10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
13. 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.
14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.

20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

21. A minimum of 55 feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.
22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
27. 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.
28. 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.
29. 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.

30. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.