

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 4, 2020

ITEM NO: 10	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-58-19-7 (Chicanos Por La Causa PUD)
Location:	Northeast corner of 6th Avenue and Broadway Road
From:	R1-6 RSIO and R-5 RSIO
To:	PUD RSIO
Acreage:	10.90
Proposal:	Planned Unit Development to allow single-family and multifamily residential
Applicant:	Prince Twumasi
Owner:	Chicanos Por La Causa
Representative:	Prince Twumasi

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 2/11/2020 Information Only.

South Mountain 5/12/2020 Denial. Vote: 9-3 (1 abstained).

Planning Commission Recommendation: Approval, per the Addendum A Staff Report with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-58-19-7, per the Addendum A Staff Report, with an additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
Vote: 8-0-1 (Conflict: Gaynor)
Absent: None
Opposition Present: Yes

Findings:

1. The proposed development is consistent with the Minor Urban Center Place Type from the City's Transit Oriented Development Strategic Policy Framework and the vision for the South Mountain Village Core.
2. The development is appropriate at this location due to its compatibility with the surrounding land uses and proximity to a future high-capacity transit line.

3. The development advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Strategic Policy Framework for Transit Oriented Development, the Tree and Shade Master Plan, the Complete Streets Guidance, and the Rio Salado Interim Overlay District.

Stipulations:

1. An updated Development Narrative for the Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 24, 2020 as modified by the following stipulations.
 - a. Page 1:
 - 1) Add "Hearing Draft: April 24, 2020"
 - 2) Add "City Council adopted: [Insert Adoption date]"
 - b. Page 7:
 - a.1) Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
- C. PAGES 6 AND 7:
 - 1) ADD THE FOLLOWING TEXT IN SECTION 1304 GENERAL SITE DEVELOPMENT STANDARDS: THE WESTERN MOST PASEO MAY DEVIATE FROM THE 3RD AVENUE ALIGNMENT UP TO 175 FEET IF THE DEVIATION IS MARKED BY PEDESTRIAN ORIENTED WAYFINDING; THE SOUTHERN MOST CONNECTION TO BROADWAY ROAD SHALL BE CONSTRUCTED AFTER THE SRP FACILITY IS BURIED AND EASEMENTS ISSUES RESOLVED, NO LATER THAN THE DEVELOPMENT OF THE TOWNHOMES DEPICTED ON EXHIBIT E.
- D. PAGE 8:
 - a.1) REPLACE TEXT IN SECTION 1309 LANDSCAPE STANDARDS, 6TH AVENUE AND PUEBLO AVENUE FRONTAGE, WITH THE FOLLOWING: SHALL BE PLANTED WITH LARGE CANOPY, SINGLE TRUNK, SHADE TREES PLACED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS INSTALLED BETWEEN THE SIDEWALK AND THE BUILDINGS. THE TREES ALLOWED IN THE PLANTING AREA MAY BE ADJUSTED OR REMOVED BASED ON INPUT FROM SRP OR THE WATER SERVICES DEPARTMENT.

b-2) REPLACE TEXT IN SECTION 1309 LANDSCAPE STANDARDS, BROADWAY ROAD, WITH THE FOLLOWING: THE SIDEWALK AND TREE DIAGRAM CONTAINED IN EXHIBIT C OF THIS PUD SHALL APPLY. PLANTING DETAILS ARE PROVIDED IN SECTION 1312 CHARACTER AREAS OF THIS TABLE. THE TREES ALLOWED IN THE PLANTING AREA MY BE ADJUSTED BASED ON INPUT FROM SRP OR THE WATER SERVICES DEPARTMENT; HOWEVER, THE REQUIREMENT FOR TREES SHALL NOT BE REMOVED.

E. REPLACE EXHIBIT E WITH THE SITE PLAN DATE STAMPED MAY 21, 2020.

2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for ONE COMBINED ACCESS POINT FOR emergency AND REFUSE COLLECTION ONLY AT THE EASTERN LIMITS OF THE PROPERTY, ~~access only~~ as determined by Planning and Development and Street Transportation Departments.
3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.
4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Transportation Departments.
5. The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.
6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and a bollard light path or lighted art element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department
8. 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.

9. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
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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