

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION December 7, 2023

ITEM NO: 10	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-70-23-5 (Helen Drake Village PUD)
Location:	Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue
From:	R1-6
To:	PUD
Acreage:	4.73
Proposal:	Planned Unit Development to allow a senior housing development
Applicant:	Samantha Keating, City of Phoenix, Housing Department
Owner:	Nick Wood, Snell & Wilmer, LLP
Representative:	City of Phoenix, Human Services Department

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Alhambra** 10/24/2023 Information only. No quorum.

**Alhambra** 11/28/23 Approval, per the staff recommendation. Vote: 10-1.

Planning Commission Recommendation: Approval, per the Alhambra Village Planning Committee recommendation, with a modified and additional stipulation.

Motion Discussion: Chairwoman Busching stated that she had some discussions with the applicant about the fact that their PUD required a six-foot perimeter wall surrounding the development. They have agreed that they would do the six-foot perimeter wall surrounding Phase 1 of the development, to consist of partial view fencing around the southern and eastern boundaries of Phase 1, and a solid six-foot block wall along the western and northern boundaries of Phase 1, as approved by the Planning and Development Department. She wanted any motion to include this as a stipulation, to change the solid block wall to view fencing.

Motion details: Acting Vice-Chairperson Mangum made a MOTION to approve Z-70-23-5, per the Alhambra Village Planning Committee recommendation, with a modification to update the date in Stipulation No. 1 and 1.a to reflect the correct date of the hearing draft and an additional stipulation to modify Page 13 of the PUD with respect to the provision for the required six-foot perimeter wall surrounding Phase 1 development, shall consist of partial view fencing along the southern and eastern boundaries of Phase 1 and solid six-foot block along the western and northern boundaries of Phase 1, as approved by the Planning and Development Department.

Maker: Acting Vice-Chairperson Mangum

Second: Boyd

Vote: 5-0

Absent: Gaynor and Gorraiz

Opposition Present: No

### Findings:

1. 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.
2. The proposal is appropriate at this location due to its compatibility with the surrounding land uses and consistent with several General Plan design principles and city policies.
3. The site is appropriately located along an arterial street.

### Stipulations:

1. An updated Development Narrative for the Helen Drake Village PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped ~~November 1, 2023~~, **NOVEMBER 20, 2023**, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: ~~November 1, 2023~~; **NOVEMBER 20, 2023**; City Council adopted: [Add adoption date].
  - b. Page 8, Section C. List of Uses, C.1: Permitted Uses: Update the third bullet point to state "All R1-6 uses as permitted by and per the conditions of the Residential District Land Use Matrix table in Section 608.D of the Zoning Ordinance."
  - c. Page 9, Section D. Development Standards, D1: Development Standards Table, a. Density: Update the Maximum Density (within PUD boundary) to 43.13.
  - d. Page 9, Section D. Development Standards, D2: Streetscape Standards, a. 27th Avenue: Update the Minimum Streetscape Zone Width to "from back of property line 20'".
  - e. Page 10, Section D. Development Standards, D3: Landscape Standards Table, a. Landscape Setbacks (Minimum): Update the landscape setbacks to include an East (27th Avenue) landscape setback of 20 feet.
  - f. Page 12, Section D. Development Standards, D4: Parking, e. EV Parking Spaces: Update standard to include the following "A minimum of 5% of the required residential parking spaces shall include EV Capable infrastructure."
  - G. PAGE 13, SECTION D. DEVELOPMENT STANDARDS, D5: FENCES/WALLS: MODIFY THE SIX-FOOT PERIMETER WALL SURROUNDING PHASE 1 OF THE DEVELOPMENT, TO CONSIST OF PARTIAL VIEW FENCING AROUND THE SOUTHERN AND EASTERN BOUNDARIES OF PHASE 1, AND A SOLID SIX-FOOT BLOCK WALL ALONG THE WESTERN AND NORTHERN BOUNDARIES OF PHASE 1, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
2. A minimum 50-feet of right-of-way shall be dedicated for the west half of 27th Avenue, adjacent to the development.

3. Existing streetscape beginning at the back of curb shall be replenished with the approved landscaping and trees along 27th Avenue, as approved by the Planning and Development Department.
4. 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.
5. 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.
6. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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