

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-9-20-6 (Willowick PUD)
Location:	Southwest corner of 16th Street and Colter Street
From:	C-O
To:	PUD
Acreage:	3.45
Proposal:	Planned Unit Development to allow multifamily, retail, and office
Applicant:	Stephen W. Anderson
Owner:	Willowick Square Owner, LLC
Representative:	Stephen W. Anderson

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 12/1/2020 Information Only.

Camelback East 1/5/2021 Approval, per the staff recommendation. Vote: 18-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-9-20-6, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Montalvo
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The proposal would redevelop an underutilized property to provide additional housing and retail choices for area residents within close proximity to transportation infrastructure and the employment and commercial amenities of the Camelback East Village Core.
2. The development proposal is consistent with surrounding land uses, and with the scale and character of surrounding properties.

3. The proposal will enhance and activate the pedestrian realm along both 16th Street and Colter Streets, reduce the number of driveways on the site, and improve overall pedestrian safety.

Stipulations:

1. An updated Development Narrative for the Willowick 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 December 21, 2020, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department
3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
5. 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.
6. 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.

7. 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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