

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 6, 2025

ITEM NO: 13	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-148-24-8
Location:	Approximately 530 feet east of the southeast corner of 34th Street and Windsor Avenue
From:	R1-6
To:	R-3A
Acreage:	1.03
Proposal:	Single-family attached residential
Applicant:	Dawn Augusta, Risome Residential, LLC
Owner:	3442 E Cambridge, LLC c/o Bryan Krizek, Christian Relief Services Charities
Representative:	Jerry Palmer, Palmer Architects, LTD

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/4/2025 Approval, per the staff recommendation. Vote: 13-1.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-148-24-8, per the Camelback East Village Planning Committee recommendation.

Maker: Vice-Chairperson Boyd

Second: James

Vote: 7-0

Absent: Gorraiz, Read

Opposition Present: Yes

Findings:

1. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. Buildings adjacent to a public street shall include a building frontage with a variety of materials to distinguish the frontage of the building, a front door, and a porch, as depicted on the north and south elevation of building A and D on the Conceptual Elevations date stamped December 4, 2024 and as approved by the Planning and Development Department.
2. Guest bicycle parking shall be provided at a minimum of 0.5 spaces per unit with a maximum of 50 spaces within the common open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
3. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
4. The primary entry/exit drives into the development shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
5. 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.
6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
7. 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.
8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
9. A minimum 5-foot-wide sidewalk shall be constructed on the south side of Windsor Avenue and the north side of Cambridge Avenue, adjacent to the development, as approved by the Planning and Development Department.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.