

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION October 6, 2022

ITEM NO: 6	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-59-A-13-1 (Metrocenter PUD)
Location:	Approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue
From:	PUD and RSC
To:	PUD
Acreage:	143.96
Proposal:	Planned Unit Development to allow commercial and residential uses.
Applicant:	Steve Sirang, Concord Wilshire Capital, LLC
Owner:	Realm Pennant Retail Partners, LLC, et al.
Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Mountain** 9/21/2022 Approval, per the staff recommendation. Vote: 11-1-1.

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-59-A-13-1, per the North Mountain Village Planning Committee recommendation.

Maker: Jaramillo  
Second: Simon  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The request will allow for redevelopment of a large, underutilized parcel within the North Mountain Village core that is adjacent to future light rail infrastructure.
2. The proposed development is in conformance with the goals of the North Mountain Redevelopment Area Plan.
3. The proposal is compatible with the existing land use pattern in the area and the General Plan Land Use Map designation.

Stipulations:

1. An updated Development Narrative for the Metrocenter PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Hearing Draft date stamped September 1, 2022 as modified by the following stipulations.
  - a. Front Cover: Add "City Council adopted: [Insert Adoption date]."
  - b. Page 48, Section G. Development Standards, Sub-Point 3: Modify the first paragraph to read as follows: "Before any building, project, or use is processed for site plan approval by the City, a shaded and segregated pedestrian circulation plan shall be prepared and incorporated in this PUD as an appendix, and shall detail access to the following where applicable."
  - c. Page 48, Section G. Development Standards, Sub-Point 4: Modify to read as follows: Individual project site plans shall be required to incorporate or update the Master Trail Plan / Shaded and Segregated Pedestrian Circulation Plan as necessary to provide access to the above, as administratively approved by the Planning and Development Director. Updates to the Master Trail Plan / Shaded and Segregated Pedestrian Circulation Plan shall be submitted to the Planning and Development Department as a "Minor Amendment" to the PUD.
  - d. Appendix: Add the Shaded and Segregated Pedestrian Circulation Plan as an appendix.
  - e. Table of Contents and Page 58: Before the Infrastructure Standards Section add a Complete Streets Section in the PUD. The Complete Streets Section shall specifically address PUD standards that improve convenience and comfort, connectivity, sustainability, and green infrastructure.
2. 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.
3. 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.
4. The developer shall submit an updated Traffic Impact Analysis report for every new development within the PUD, or as otherwise approved by the Street Transportation Department. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.
5. The developer shall submit a Traffic Impact Analysis report for every new development within the PUD to include non-automotive network enhancements in support of the City's adopted Complete Streets Ordinance, as required by the Street Transportation Department. Non-automotive network enhancements include, but are not limited to, infrastructure improvements for: pedestrian safe crossings, bicycle infrastructure and access to transit facilities. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.

6. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, [leslie.scott@phoenix.gov](mailto:leslie.scott@phoenix.gov) or TTY: Use 7-1-1.