

ATTACHMENT G

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 19	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-138-F-83-5 (Aldea Centre PUD) (Continued from June 2, 2022)
Location:	Northwest corner of 99th Avenue and Missouri Avenue
From:	PUD PCD
To:	PUD PCD
Acreage:	125.30
Proposal:	Major amendment to the DC Ranch Planned Community District (PCD) to allow an amendment to the Aldea Centre Planned Unit Development (PUD) to allow multifamily residential.
Applicant:	Brian Greathouse, Burch & Cracchiolo, PA
Owner:	John F. Long Family Revocable Living Trust
Representative:	Brian Greathouse, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 4/13/2022 Information only.

Maryvale 5/11/2022 Denial. Vote: 6-1.

Maryvale 7/13/2022 Approval, per the staff recommendation. Vote: 6-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-138-F-83-5, per the Addendum A Staff Report.

Maker: Johnson
Second: McCabe
Vote: 8-1 (Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The request is consistent with the General Plan Land Use designation of Mixed Use and supports multiple General Plan Goals and Policies
2. The proposed increase in residential density is consistent with the goals of the Aldea Centre PUD to promote healthy urban villages with a balance mix of housing, employment, and services.

3. The proposal introduces several new development standards, that include increasing pedestrian pathways and increase canal usage that will contribute to a more pedestrian-friendly development.

Stipulations:

1. An updated Development Narrative for the Aldea Centre 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 April 26, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

Major Amendment Z-183-F-83
Submitted: November 3, 2021
2nd Submittal: February 1, 2022
Hearing Draft: April 26, 2022
City Council Adopted: [Add Adoption Date]
 - b. Page 60, Page 61, Section 7 City Administered Design Guidelines:
Add the following language applicable to all uses: Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
 - c. Page 60, Page 61, Section 7 City Administered Design Guidelines:
Add the following language applicable to all uses: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
 - d. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave: Add additional bullet point with the following language: "Refuse bins shall be fully screen from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials."
 - e. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave:
Add additional bullet point with the following language: "A minimum of 75% of residential units facing the canal shall contain balconies."
 - f. Page 37, Section G Performance and Development Standards, Section s) Residential Multifamily, First Bullet Point: Modify existing bullet point with the following language "The aggregate development of residential multifamily uses including residential multifamily apartment, condominium, and/or loft uses within the PUD area shall not exceed 827 units. This will increase the DC Ranch (East) PCD unit maximum to 2,407 units.

G. PAGE III, LIST OF FIGURES: ADD THE MULTIFAMILY BUILDING RENDERING EXHIBITS DATE STAMPED AUGUST 4, 2022 TO THE LIST OF FIGURES.

H. PAGE 61, SECTION 7 CITY ADMINISTERED DESIGN GUIDELINES, DESIGN GUIDELINES APPLICABLE TO MULTIFAMILY USES
NORTH OF MONTEBELLO AVENUE: AFTER THE SIXTH BULLET
ON PAGE 61 REGARDING ARCHITECTURAL EMBELLISHMENTS AND
DETAILING, ADD THE FOLLOWING:

SEE FIGURE ____ BELOW FOR ILLUSTRATION OF DESIGN GUIDELINE IMPLEMENTATION.

THE REFERENCED FIGURE SHALL BE THE MULTIFAMILY BUILDING RENDERING EXHIBITS DATE STAMPED AUGUST 4, 2022.

I. PAGE 61, SECTION 7 CITY ADMINISTERED DESIGN GUIDELINES, DESIGN GUIDELINES APPLICABLE TO MULTIFAMILY USES
NORTH OF MONTEBELLO AVENUE: AFTER THE LAST BULLET
ADD THE BUILDING RENDERING EXHIBITS DATE STAMPED
AUGUST 4, 2022.

2. The developer shall construct two bus stop pads along southbound 99th Avenue: one south of Montebello Avenue and the other near the northern entrance of the multifamily development along 99th Avenue. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from each intersection according to City of Phoenix Standard Detail P1258.
3. 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.
4. Any cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
5. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
6. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Municipal 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.
7. For Multifamily Development
Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the proximity of the Glendale Municipal Airport and increased frequency of overflight and related

aircraft noise, as approved by the Planning and Development Department.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
9. The developer shall grant and record an avigation easement to the City of Glendale for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. 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.
11. 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.

PCD Stipulations

12. The development master plan shall be updated to reflect that the maximum total number of residential units within the DC Ranch (East) PCD shall not exceed 2,407 units.
13. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.
14. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.

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