

Attachment D

REPORT OF PLANNING COMMISSION ACTION August 6, 2020

ITEM NO: 16	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-19-20-5
Location:	Northwest corner of Black Canyon Highway and the Griswold Road alignment
From:	C-2
To:	C-2 DNS/WVR
Acreage:	5.59
Proposal:	Multifamily residential
Applicant:	Wendy Riddell / Berry Riddell, LLC
Owner:	Imara Holdings, LLC
Representative:	Wendy Riddell / Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 7/15/2020 Approval, per the staff recommendation. Vote: 15-2.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-19-20-5, per the North Mountain Village Planning Committee recommendation with an additional stipulation as read into the record.

Maker: Shank
Second: McCabe
Vote: 7-0
Absent: Gorraiz, Howard
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan as well as policy documents such as the Tree and Shade Master Plan and the Complete Street Guidelines.

3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. The development shall utilize the standards contained in the R-5 (Multifamily Residence District) zoning district development standard with the exception of a having a maximum density of 33 dwelling units per acre, as approved by the Planning and Development Department.
2. The developer shall install a modified COP DTL P-1130 6-foot vehicular rated concrete shared use path between the frontage road and 27th Avenue. Path abutting the subject parcel shall be privately maintained with landscape consisting of shrubs and groundcover, lit with low level lighting cast from the subject parcel for the limits of the parcel boundary only. Location of the shared use path is subject to the approval of ADOT, and as approved by the Streets Transportation Department and the Planning and Development Department.
3. The developer shall provide a system of on-site pedestrian thoroughfares, described below and as approved by the Planning and Development Department:
 - a. Pedestrian thoroughfares shall connect the following site elements: all primary building entrances; all required amenity areas; the Interstate 17 Frontage Road at two places, and the pedestrian connection to 27th Avenue.
 - b. The pedestrian thoroughfares shall be shaded to a minimum 50 percent throughout the on-site system.
 - c. The pedestrian thoroughfare shall be illuminated to a minimum one-foot candle with uniform fixture spacing to avoid areas of high glare or darkness.
 - d. Where pedestrian thoroughfares cross drive-aisles, the crossing shall visually contrast with parking and drive aisle surfaces.
4. The required landscape setback areas shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 50 percent of the trees being a minimum 3-inch caliper, as approved by the Planning and Development Department.
5. A minimum of 10 percent of the gross project shall be retained as open space, exclusive of landscape setbacks, and be shaded to a minimum 50 percent by minimum 2-inch caliper large canopy shade trees, as approved by the Planning and Development Department.
6. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

- a. A bicycle repair station ("fix-it station") shall be provided and maintained near in the central amenity area.
 - b. A minimum of 25 bicycle parking spaces shall be provided through Inverted-U and/or artistic racks provided near building entrances. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. 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.
8. Any changes to the existing driveways require the review and approval of ADOT. Provide documentation of ADOT's approval of all modifications prior to Preliminary Site Plan approval.
9. 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.
10. 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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