

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 7	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-9-23-5
Location:	Approximately 400 feet east of the southeast corner of 27th Avenue and McLellan Boulevard
From:	R-3
To:	R-4
Acreage:	0.80
Proposal:	Multifamily residential
Applicant:	Derek Stana
Owner:	Putting U First, LLC
Representative:	Derek Stana

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 4/25/2023 Approval, per staff recommendation. Vote: 9-2.

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

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-9-23-5, per the Alhambra Village Planning Committee recommendation.

Maker: Busching
Second: Gorraiz
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre, 27th Avenue Corridor Community Safety and Crime Prevention Plan, Black Canyon / Maricopa Freeway Specific Plan, the 27th Avenue "To Do List", and with the character of the surrounding area.
2. The proposal will provide a new housing option to contribute to the mix of housing types in the area and will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal 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. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-footwide landscape strip located between the back of curb and sidewalk shall be provided for the south side of McLellan Boulevard, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

2. The required landscape setback along the north portion of the site shall be planted with native cacti or similar plants, as approved by the Planning and Development Department.
3. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
5. A minimum of 10% of the required parking spaces shall be EV capable.
6. Bicycle infrastructure shall be provided as described below, located near entrances of buildings, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
 - a. Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
 - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit, up to a maximum of 50 required spaces.
 - c. 120-volt receptacle shall be installed for a minimum of 10% of the required secured bicycle parking spaces for electric bicycle charging capabilities.
 - d. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

- i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the based of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- 7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- 8. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
- 9. Prior to preliminary site plan approval, the developer shall complete Phase One of the Crime Free Multi-Housing Program, as approved by the Planning and Development Department.
- 10. 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.
- 11. 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.
- 12. 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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