

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 13, 2023

ITEM NO: 7	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-88-22-5 (Companion Case GPA-NM-1-22-5)
Location:	Approximately 350 feet south of the southwest corner of 22nd Avenue and Dunlap Avenue
From:	Ind. Pk.
To:	R-5
Acreage:	5.11
Proposal:	Multifamily residential
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	QOZ 22nd Avenue Property, LLC
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 3/15/2023 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-88-22-5, per the North Mountain Village Planning Committee recommendation.

Maker: Boyd
Second: Mangum
Vote: 5-0
Absent: Gaynor, Gorraiz, Jaramillo, and Simon
Opposition Present: No

Findings:

1. The development proposal, as stipulated, is compatible with the surrounding area.
2. The development proposal, as stipulated, will create a strong pedestrian environment along both 22nd and 23rd Avenues with shaded and detached sidewalks to convey residents safely and comfortably to the North Mountain Village Core and the nearby light rail stations.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. For any development that modifies the cumulative floor area of any building by more than 25 percent, including demolition, from that depicted on the site plan date stamped December 14, 2022, the public sidewalk along 22nd Avenue shall be constructed to a minimum width of 6 feet and detached from the back of curb by a minimum 8-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
2. The public sidewalk along 23rd Avenue shall be constructed to a minimum width of 6 feet and detached from the back of curb by a minimum 8-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
3. The developer shall dedicate sidewalk easements along 22nd Avenue and 23rd Avenue as needed to fully encompass the public sidewalks as stipulated, as approved by the Planning and Development Department.
4. The developer shall provide an internal network of shaded pedestrian thoroughfares as described below and as approved or modified by the Planning and Development Department.
 - a. Include internal and direct pedestrian pathways of no less than 5 feet in width between the building entrances, the public sidewalks along both 22nd and 23rd avenues, and the amenity areas.
 - b. All internal pathways shall include a clear separation from vehicular maneuvering areas with all vehicular crossings being clearly delineated using decorative pavers, stamped or colored concrete, or other pavement treatment,

other than those used to pave the parking surfaces and drive aisles.

- c. All internal pathways shall be shaded to a minimum 50 percent.
5. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
- a. Bicycle parking shall be provided at a minimum of 0.25 spaces per unit up to a maximum of 50 spaces, located near the entrances to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Alternatively, bicycle parking may be provided entirely with secure bicycle parking facilities or a mix thereof.
 - b. One bicycle repair station shall be provided and maintained by the developer in an area of high visibility to residents.
6. For redevelopment that modifies the cumulative floor area of any building by more than 50 percent, including demolition, from that depicted on the site plan date stamped December 14, 2022, a minimum of 10% of the required parking spaces shall be EV Ready.
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. 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.
9. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.