

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 3, 2022

ITEM NO: 11	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-70-21-5
Location:	Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road
From:	R1-6
To:	R-3A
Acreage:	6.50
Proposal:	Multifamily Residential
Applicant:	Daryn Murphy, Commonwealth Development
Owner:	Sheri Ranger, Ranger Homes
Representative:	Rod Jarvis, Earl and Curley, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 1/12/2022 Approval, per the staff recommendation. Vote: 9-0.

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

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-70-21-5, per the Maryvale Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Busching
Second: Mangum
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposal will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
2. This proposal provides an enhanced landscape buffer and setbacks to be sensitive to the surrounding single-family residences.
3. The stipulated planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, pop-outs, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.
3. Building elevations adjacent and oriented to 75th Avenue and the Grand Canal shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. The south landscape setback shall be planted with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces, as approved by the Planning and Development Department. These spaces shall be located near building entrances or common areas and may be provided through a combination of inverted U-bicycle racks, artistic style racks, "Secure/Covered Facilities" or "Outdoor/Covered Facilities" as defined in Appendix K or the Comprehensive Bicycle Master Plan.
6. The developer shall replenish the existing landscape area within the 75th Avenue right-of-way with minimum 2-inch caliper large canopy shade trees placed minimum 20-feet on center and near the sidewalk to provide thermal comfort for pedestrians, 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 a pedestrian environment.
7. 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.
8. The developer shall dedicate 70 feet of right-of-way along the east side of 75th Avenue, as approved by the Planning and Development Department.
9. The developer shall construct a minimum of two 8-foot-wide shaded pedestrian pathways constructed of decorative material such as brick, pavers or alternative material providing access to the Grand Canal Trail, 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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