

Attachment D

REPORT OF PLANNING COMMISSION ACTION September 5, 2019

ITEM NO: 6	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-24-19-1 (Companion Case GPA-DV-1-19-1)
Location:	Southwest corner of 19th Avenue and Alameda Road
From:	A-1 DVAO
To:	R-3A DVAO
Acreage:	20.06
Proposal:	Multifamily residential
Applicant:	Related Group
Owner:	William and Cynthia Cox
Representative:	Nick Wood, Snell and Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Deer Valley 8/15/2019 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-24-19-1, per the staff recommendation.

Maker: Shank
Second: Montalvo
Vote: 8-0
Absent: Gaynor
Opposition Present: No

Findings:

1. The proposal does not conform to the current General Plan Land Use Map designation. However, a General Plan Amendment (GPA-DV-1-19-1) is being requested concurrently with this rezoning request.
2. The proposed rezoning is in conformance with several General Plan goals and policies and will serve to provide additional housing choices for those who work in the major employment area.
3. The proposed project as stipulated, is compatible with other multifamily projects in the area.

Stipulations:

1. All building within 100 feet of the property lines shall be limited to 2 stories and 30 feet in height to ensure a uniformed street frontage. The maximum building height on the remainder of site shall be limited to 35 feet.
2. A landscaped entry shall be provided at both entryways into the development. The landscaped entries shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
3. The development shall be limited to 396 units.
4. A minimum of 18 percent of the gross project area shall be retained as open space exclusive of required landscape setbacks, as approved by the Planning and Development Department.
5. A minimum 20-foot building and landscape setback shall be required along Alameda Road and 19th Avenue, as approved by the Planning and Development Department.
6. The developer shall provide common inverted U-bicycle parking at 0.25 spaces for each residential unit with a maximum of 50 spaces installed per section 1307.H., as approved by the Planning and Development Department.
7. All public sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, and provide a pedestrian pathway and gate in the northeast corner of the property, leading directly to the future traffic light, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southwest corner of 19th Avenue and Alameda Road, as approved by the Planning and Development Department.
10. Construct the Alameda Road half street improvements consistent with cross-section 'E' of City of Phoenix Standard Detail 1013.
11. The developer shall contribute 25% of the estimated cost for the future signalization of 19th Avenue and Alameda Road. The funds must be received in escrow prior to final site plan approval. Contact Bruce Littleton (602-262-4690) with the Street Transportation Department for a cost estimate.
12. Demonstrate adequate sight visibility in relation to the existing utility poles at the proposed driveway locations for vehicle departure movements, as calculated by

AASHTO methodology, for review by the Street Transportation Department. Turning movements with obstructed sight visibility may require restriction of access movements and construction of restricted access driveways, as determined by the Planning and Development Department.

13. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
14. The developer shall dedicate an aviation easement to the City prior to construction permit approval, as per plans approved by the Planning and Development Department.
15. The developer must file an FAA Form 7460 and provide the City the FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
16. 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 purchases which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
17. The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
18. The right-of-way shall be dedicated and a transit pad (detail #P1262) constructed on southbound 19th Avenue south of Almeria Road with a minimum depth of 10 feet. The bus stop pad and bay shall be placed from the intersection of Alameda Road and 19th Avenue according to the City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
19. Clearly defined accessible pedestrian pathways shall connect all buildings, be present at all vehicular entry points and provide access to/from the adjoined bus stop, as approved by the Planning and Development Department.
20. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.