

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 2, 2022

ITEM NO: 9	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-57-21-3 (PV PUD)
Location:	Northwest corner of Tatum Boulevard and Cactus Road
From:	RSC PCD and RSC PCD (Approved C-2 H-R DNS/WVR SP PCD)
To:	PUD
Acreage:	79.98
Proposal:	A Planned Unit Development to allow mixed use development
Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
Owner:	PV Land SPE, LLC and PV JCP, LLC
Representative:	Ed Bull, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 4/4/2022 Information only.

Paradise Valley 5/2/2022 Approval, per the staff recommendation. Vote: 13-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-57-21-3, per the Paradise Valley Village Planning Committee recommendation.

Maker: Gaynor
Second: Simon
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes (possibly in error)

Findings:

1. The proposed development will revitalize a prominent site within a village core.
2. The proposed PUD will allow for additional housing units to be built which will help alleviate the housing shortage in Phoenix and advance the goals of the Housing Phoenix Plan.
3. The proposed developments scale and intensity is appropriate given the location within the Paradise Valley Village Core, at the intersection of major arterials and at a location served by existing transit.

Stipulations:

1. An updated Development Narrative for the Paradise Valley Mall PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped (Insert date of public hearing draft) as modified by the following stipulations. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 21, 2022 as modified by the following stipulations:
 - a. Permitted use list, Page 39: Add the following standards for a self-service storage warehouse: Storage buildings shall not exceed three stories or 30 feet in height. Storage buildings shall be limited to an 80,000-square foot footprint, and not to exceed a 200,000-square foot floor area.
 - b. Shade Standards, Page 37: Add the following language to this section: a minimum of 25% structural or vegetative shade at maturity shall be provided in surface parking lots.
 - c. Design Guidelines, Page 46: Add the following language regarding parking garages: All newly constructed parking structures visible from the loop road or any primary pedestrian route shall be wrapped with other uses such as, street level retail, office space, or residential dwelling units; or with decorative screening such as, perforated screening, illuminated art, living greenery, decorative metal panels or other design features.
 - d. Language in the Sign Section on pages 51-56 shall be replaced with the following: Signs within the Paradise Valley Mall PUD area will be permitted in accordance with Zoning Ordinance Section 705 for commercial (C-2) zoned properties and as part of an approved Master Planned Development Sign Plan in accordance with Section 1209.B.8 of the Phoenix Zoning Ordinance (Downtown Code) and the standards for a master planned development covering a contiguous area of at least ten acres. Off-premise signs are not permitted within the Paradise Valley Mall PUD area per the current standards within section 705.2 of the Phoenix Zoning Ordinance. Concepts for consideration as part of a Master Planned Development Sign Plan are included as exhibits 22-24 of the PUD.
2. Relocation and/or reconstruction of the Paradise Valley Transit Center is subject to Planning and Development Department and Public Transit Department Approval. A minimum of three transit vehicle servicing points shall be constructed at any relocated or reconstructed site. All plans and designs for relocated and/or reconstructed transit facilities shall require approval from the Public Transit Department and the Planning and Development Department. The Public Transit Department shall retain removable assets located at the Paradise Valley Transit Center should relocation and/or reconstruction be approved.
3. Vehicle access to all public transit facilities shall be ensured by dedication of transit easements or other legal agreements, as approved by the Public Transit Department and the Planning and Development Department.
4. The developer shall dedicate right-of-way and construct two bus stop pads at locations approved or modified by the Public Transit Department. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth

of 10 feet. The bus stop pads shall be spaced from intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade at bus stop pads, as approved by the Planning and Development Department.

5. 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.
6. All cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
7. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of site plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Christopher Kowalsky, Special Projects Administrator, at (602) 534-7105, to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, City Engineers Office. Additional dedications and/or improvements may be required as per the approved Traffic Impact Study.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.
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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.