

# ATTACHMENT E

## REPORT OF PLANNING COMMISSION ACTION June 5, 2025

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|-----------------|--|
| ITEM NO: 6      |  |
|                 | DISTRICT NO.: 3  |
| SUBJECT:        |  |
|                 |  |
| Application #:  | Z-7-25-3 (Companion Case GPA-NM-1-25-3)  |
| From:           | C-1, C-2, and C-2 SP   |
| To:             | Walkable Urban Code T5:5   |
| Acreage:        | 12.37  |
| Location:       | Southwest corner of 19th Avenue and Dunlap Avenue                              |
| Proposal:       | Mixed use, multifamily residential   |
| Applicant:      | City of Phoenix, Planning Commission   |
| Owner:          | City of Phoenix, Public Transit Department                                     |
| Representative: | Jeff Stapleton, City of Phoenix, Community and Economic Development Department |

### **ACTIONS:**

Staff Recommendation: Approval, per the staff memo dated June 4, 2025.

Village Planning Committee (VPC) Recommendation:

**North Mountain** 5/21/2025 Approval, per the staff recommendation, with an additional stipulation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the staff memo dated June 4, 2025.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-7-25-3, per the staff memo dated June 4, 2025.

Maker: Matthews  
Second: Jaramillo  
Vote: 9-0  
Absent: None  
Opposition Present: No

### **Findings:**

1. The proposal is consistent with the proposed General Plan Land Use Map designation of Mixed Use as outlined in the companion General Plan Amendment case (GPA-NM-1-25-6).
2. The proposal is consistent with the Neighborhood Place Type contained in the Transit Oriented Development Strategic Policy Framework.
3. The proposed zoning will facilitate the redevelopment of an underutilized site adjacent to the Dunlap / 19th Avenue light rail station.

Stipulations:

1. The site plan and elevations shall be presented for review and comment to the North Mountain Village Planning Committee prior to preliminary site plan approval.
2. The frontage adjacent to Plaza19 and the light rail station shall be treated as a Primary Frontage in accordance with Section 1303.A.6 of the Phoenix Zoning Ordinance.
3. The northern edge of the site, along the light rail station and Plaza19, shall be treated as street frontage and building setbacks/build-to dimensions shall be measured from the back of any easements (public utilities, public pedestrian access, maintenance, etc.), as approved by the Planning and Development Department.
4. Development adjacent to the northeast corner of the site (Plaza19 and light rail station) shall contain a vertical mix of land uses such as residential and non-residential uses, as approved by the Planning and Development Department. A minimum of 5,000 square feet of non-residential uses shall be provided and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
5. ~~A MINIMUM OF 20% OF THE DWELLING UNITS SHALL BE AFFORDABLE HOUSING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND HOUSING DEPARTMENT.~~
- ~~5.6.~~ 5. The maximum building height shall not exceed 48 feet, except that the maximum building height may be increased to 56 feet, subject to a minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.
- ~~6.7.~~ 6. The following bicycle infrastructure shall be provided, and as approved by the Planning and Development Department.
  - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
  - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
  - c. A bicycle repair station ("fix it station") shall be provided and maintained in an area of high visibility, in close proximity to the Light Rail station, 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 base 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.

- d. Standard electrical receptacles shall be installed for a minimum of 10 percent of the required bicycle parking spaces for electric bicycle charging capabilities.
- ~~7-8.~~ A minimum of 5% EV Installed infrastructure shall be provided for the required number of residential vehicle parking spaces, whether surface or structured, as approved by the Planning and Development Department:
- ~~8-9.~~ If public parking is provided, a minimum of 5% of the parking provided shall be EV Installed.
- ~~9.~~ The bus pad on southbound 19th Avenue south of Dunlap Avenue shall be retained, as approved by the Planning and Development Department.
- ~~10.~~ A vehicular and pedestrian circulation plan shall be submitted to the Street Transportation Department and the Planning and Development Department for approval before applying for preliminary site plan review. The circulation plan shall incorporate the Community Vision Themes, Urban Principles and Strategies established in the *19 North Transit Oriented Development Plan* and demonstrate the following:
  - a. Routes for vehicles and pedestrians shall be designed to ensure seamless and safe movement for pedestrians, with pedestrian safety and accessibility taking priority.
  - b. A shaded, pedestrian-only paseo, providing public access and a direct connection from the adjacent land uses through the site to the transit facility, key internal destinations, and common open spaces.
  - c. Designated areas for vehicle loading, pick-up, and drop-off.
  - d. Proposed measures to mitigate potential conflicts between vehicles and pedestrians, both within and adjacent to the site.
  - e. Bicycle parking and fix-it station/s focused primarily adjacent to the public right-of-way to promote multi-modal transportation in conjunction with secure internal bike parking facilities for residents, employees, and guests.
- ~~11.~~ Vehicular access points shall be restricted to a maximum of one on 19th Avenue and a maximum of two on Dunlap Avenue.
- ~~12.~~ A minimum 14-foot-wide vehicular access easement shall be provided for future shared access onto Dunlap Road along the western property line to access properties to the south and west.
- ~~13.~~ The existing sidewalk along 19th Avenue shall be detached with a minimum 6-foot-wide sidewalk and a minimum 10-foot-wide landscape area between back of curb and sidewalk and shaded to a minimum of 75% tree shade coverage.

- ~~44.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken  
~~45.~~ or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all  
14. off-site improvements to comply current ADA guidelines.
- ~~45.~~ All streets within and adjacent to the development shall be constructed with paving,  
~~46.~~ curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and  
15. other incidentals, as per plans approved by the Planning and Development  
Department. All improvements shall comply with all ADA accessibility standards.
- ~~46.~~ Natural turf shall only be utilized for required retention areas (at the bottom of the  
~~47.~~ basin, and only allowed on slopes if required for slope stabilization), and functional  
16. turf areas, as approved by the Planning and Development Department.
- ~~47.~~ A minimum of 25% of any surface parking areas shall be shaded, as approved by  
~~48.~~ the Planning and Development Department. Shade may be achieved by structures  
17. or by minimum two-inch caliper, drought tolerant, shade trees, or a combination  
thereof.
- ~~48.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater  
~~49.~~ management shall be implemented, as approved or modified by the Planning and  
18. Development and/or Street Transportation departments. This includes but is not  
limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per  
the Greater Phoenix Metro Green Infrastructure and Low Impact Development  
Details for Alternative Stormwater Management.
- ~~49.~~ Prior to final site plan approval, documentation shall be provided that demonstrates  
~~20.~~ a commitment to participate in the Phoenix Water Efficiency Checkup Program for a  
19. minimum of 10 years, or as approved by the Planning and Development  
Department.
- ~~20.~~ A minimum of 10% of the required shrubs shall be a milkweed or other native nectar  
~~24.~~ species, and shall be planted in groups of three or more, as approved by the  
20. Planning and Development Department.
- ~~24.~~ In the event archaeological materials are encountered during construction, the  
~~22.~~ developer shall immediately cease all ground-disturbing activities within a 33-foot  
21. radius of the discovery, notify the City Archaeologist, and allow time for the  
Archaeology Office to properly assess the materials.
- ~~22.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207  
~~23.~~ waiver of claims form. The waiver shall be recorded with the Maricopa County  
22. Recorder's Office and delivered to the City to be included in the rezoning application  
file for record. This stipulation shall not be applicable if the property is owned by the  
City of Phoenix.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.