

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 7	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-49-XX-75-3
Location:	Northwest corner of Tatum Boulevard and Cactus Road
From:	RSC PCD
To:	C-2 H-R DNS/WVR SP PCD
Acreage:	91.16
Proposal:	Major Amendment to the Paradise Valley PCD to allow a mix of uses (multifamily and commercial) up to 120 feet in height and a Special Permit for self-service storage and all underlying C-2 uses.
Applicant:	Ed Bull, Burch & Cracchiolo P.A.
Owner:	Paradise Valley Mall SPE, LLC, et al
Representative:	Ed Bull, Burch & Cracchiolo P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 2/1/2021 Approval, per the staff recommendation. Vote: 14-0.

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

Motion Discussion: N/A.

Motion details: Commissioner Howard made a MOTION to approve Z-49-XX-75-3, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: Mangum
Vote: 8-0
Absent: Johnson
Opposition Present: Yes

Findings:

1. The proposed development will revitalize a prominent site within a village core.
2. The proposed zoning 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. Building heights shall be limited to a maximum of 120 feet, 85 feet, and 30 feet, as depicted on the Project Building Heights exhibit, date stamped January 5, 2021.
2. Buildings shall have a cohesive design theme throughout the development and all buildings visible from public streets and private accessways and driveways shall contain a minimum of three architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. The following frontage types shall be provided for all dwelling units oriented to the Paradise Valley Mall Loop Road ("loop road"), as approved by the Planning and Development Department:
 - a. Individual pedestrian entrance oriented to the loop road and connected to the public sidewalk by a direct pedestrian pathway.
 - b. Include a porch or patio, described as follows:
 - (1) Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the outer loop road; have a unit entrance; and have a direct pedestrian connection to the public/private sidewalk.
 - (2) Patios shall have a minimum dimension of six feet in depth by a minimum width of 9 feet, and a minimum size of 54 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the loop road; have a unit entrance; and have a direct pedestrian connection to the public/private sidewalk.
4. Pedestrian circulation shall generally conform to the Conceptual Illustrative Open Space and Pedestrian Circulation exhibit, date stamped January 13, 2021. Alternative pedestrian pathways may be approved so long as pedestrian connectivity is provided for the following:
 - Relocated transit center
 - Library
 - Existing and future open space areas

- Public streets

Plans shall show future shading generally contained to pedestrian pathways, as approved by the Planning and Development Department.

5. A Master Pedestrian Circulation/Open Space Plan shall be completed prior to preliminary site plan approval. This master plan shall be updated for each phase of development, as each new phase is in the city's development review process. The Master Pedestrian Circulation/Open Space Plan shall generally be consistent with the Conceptual Illustrative Open Space and Pedestrian Circulation exhibit, date stamped January 13, 2021, or future alternative plans, and include the following features:
 - Pedestrian circulation, including at least one primary pedestrian route for north-south circulation and one for east-west circulation.
 - Pavement widths and details
 - Shade treatment and calculation
 - Locations of detached sidewalks
 - Locations of attached sidewalks
 - Vehicular roadways
 - Open space areas
 - Bicycle amenities
6. Open space areas shall conform to Section 1310 of the Phoenix Zoning Ordinance. The open space areas shall provide at a minimum decorative paving, landscaping, shade elements, trash receptacles, art or artistic elements or seating areas and shall be located at the following locations:
 - Northwest corner of Tatum Boulevard and Cactus Road
 - South of the southwest corner of Tatum Boulevard and Larkspur Drive
 - Northeast corner of Paradise Village Parkway and Cactus Road
7. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
 - a. Two bicycle repair stations (fix-it stations) shall be provided in areas of high visibility, convenient pedestrian access, and available from the public and/or provide sidewalks. The stations shall include standard repair tools affixed to the station, a tire gauge and pump,

and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

One station shall be provided with the first phase of development and the second station shall be provided with a future phase of development along the north portion of the loop road, as depicted on the Conceptual Illustrative Open Space and Pedestrian Circulation exhibit, date stamped January 13, 2021.

- b. Bicycle parking shall be required per Section 1307.H of the Phoenix Zoning Ordinance.
 - c. All required bicycle parking for multifamily use, per Section 1307.H.6.d. of the Phoenix Zoning Ordinance, shall be secured parking.
 - d. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.5 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - e. A minimum of 10 percent of the required bicycle parking for nonresidential uses shall be secured per the requirements of Section 1307.H. of the City of Phoenix Zoning Ordinance.
8. All public sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and 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 with a pedestrian environment.
- Detached sidewalk shall be provided proportionally as redevelopment occurs adjacent to or within 100 feet of the public right-of-way.
- a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 50 percent shade at maturity on all adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50 percent live coverage at maturity.
9. Seasonal shade, sun and temperature regulation through vegetative or structural shade elements shall be provided for Phase 1 of the development at the northwest corner of Tatum Boulevard and Cactus Road to allow pedestrians to enter the site comfortably, as approved by the Planning and Development Department.

10. There shall be a minimum of 25 percent structural or vegetative shade at maturity in the surface parking lots, as approved by the Planning and Development Department.
11. The developer shall wrap all newly constructed parking structures visible from the loop road or any primary pedestrian route (to be identified on the Master Pedestrian Circulation/Open Space Plan) 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, as approved by the Planning and Development Department.
12. Newly constructed walls visible from public streets of the loop road shall incorporate stone veneer, stonework, integral color CMU block, decorative block, split face or faux stone, as approved by the Planning and Development Department.
13. The self-service storage warehouse use, covered under the Special Permit, shall comply with the following:
 - a. Storage buildings shall not exceed three stories or 30 feet in height.
 - b. Storage buildings shall be limited to an 80,000-square foot footprint, and not to exceed a 200,000-square foot floor area.
 - c. Any outdoor storage areas must be screened with a decorative solid wall.
14. 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.
15. Trees or shade structures shall be placed to provide a minimum of 50 percent shade coverage in pedestrian areas at the transit center.
16. 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.
17. The developer shall dedicate right-of-way and construct two bus stop pads at locations approved or modified by the Public Transit Department. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pads shall be spaced from intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade at bus stop pads, as approved by the

Planning and Development Department.

18. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop pads, transit center, site amenities, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
19. 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.
20. All cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
21. 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.
22. 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.
23. 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.
24. 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 Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.