



## Village Planning Committee Meeting Summary Z-9-24-7

<b>Date of VPC Meeting</b>	February 20, 2024
<b>Request From:</b>	S-1
<b>Request To:</b>	C-2 and C-2 HGT/WVR DNS/WVR
<b>Proposed Use:</b>	Commercial and multifamily residential
<b>Location</b>	Northwest corner of 83rd Avenue and Broadway Road
<b>VPC Recommendation</b>	Continuance to March 19, 2024
<b>VPC Vote</b>	8-0

### **VPC DISCUSSION:**

*Seven members of the public registered to speak on this item.*

### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of the rezoning requests. Mrs. Sanchez Luna displayed the site plan and elevation and noted the proposed multifamily development and added that there were no site plans submitted for the commercial portion. Mrs. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation, and summarizing the proposed stipulations.

### **Applicant Presentation:**

**Adam Baugh**, representing the applicant with Withey Morris Baugh, PLC, noted that he would like to do more outreach. Mr. Baugh requested the item to be continued.

### **Questions from the Committee:**

**Chair Lisa Perez** voiced her support for the continuance.

### **Public Comments:**

**Francisca Montoya** noted that she has lived in the area for many years and that she was opposed to the proposed development. Ms. Montoya added that they would be supportive of two stories rather than a three-story multifamily development. Ms. Montoya reiterated her opposition to a three-story development.

**Olga Pritchett** stated that traffic conditions will get worse with the approval of a three-story multifamily development. Ms. Pritchett noted that the subject site is currently surrounded by rental properties and that infrastructure needs to be built prior to any more development is approved. Ms. Pritchett added that there was nothing proposed for the commercial portion and that she didn't want to see any more oil change garages, self-storage, or car washes in the area. Ms. Pritchett concluded her comment by stating that the proposed development could reduce property values.

**Abby Dunton** stated that the community had voiced their concerns regarding the proposed three-story multifamily development during the neighborhood meeting. Ms. Dunton added that she was opposed to the height waiver and wanted to preserve the scenic views of the Estrella Mountains. Ms. Dunton stated that she did not want to see a self-storage warehouse or gas station in the commercial portion of the site. Ms. Dunton noted that she would prefer the site to be developed with single-family residential and that the stairwell design could improve.

**Peter Mastro** noted that there was an immense amount of traffic on Broadway Road and that there was a need for major street improvements.

**Landon Perry** stated that he moved to the area for the scenic view of the Estrella Mountains. Mr. Perry added that street infrastructure needs to be built prior to any three-story buildings. Mr. Perry added that he had concerns with cellphone service in the area and that the rezoning case was not advertised properly. **Mr. Baugh** noted that large billboards are placed on the site.

**Jessica Perry** stated that she was opposed to three-story multifamily development.

**Mike Farrell** stated that traffic congestion has been a major issue in the area. Mr. Farrell noted that he wouldn't have moved to the area if a three-story development was going to be proposed. Mr. Farrell added that grocery stores are currently overcrowded and that multifamily brings crime, traffic congestion, and renters don't care about benefiting the area. Mr. Farrell concluded his comment by stating that infrastructure was needed on Broadway Road and that property values could be affected by the development.

### **Applicant Response:**

**Mr. Baugh** noted the community's input regarding Broadway Road and required infrastructure. Mr. Baugh added that infrastructure isn't proposed until development occurred. Mr. Baugh summarized trip generation, explained the outreach process, and noted that more community outreach would be required.

### **Community Discussion:**

None.

**Motion:**

**Co-Vice Chair Markus Cenicerros** motioned to continue Z-8-24-7 to the March Estrella Village Planning Committee meeting. **Dafra Joel Sanou** seconded the motion.

**Vote:**

**8-0**, Motion passed with Committee Members Ayala, Burd, Dominguez, Sanou, Serrette, Terrazas, Cenicerros, and Perez in favor.

**Staff comments regarding VPC Recommendation:**

None.

## Village Planning Committee Meeting Summary

### Z-9-24-7

<b>Date of VPC Meeting</b>	March 19, 2024
<b>Request From:</b>	S-1
<b>Request To:</b>	C-2 and C-2 HGT/WVR DNS/WVR
<b>Proposed Use:</b>	Commercial and multifamily residential
<b>Location</b>	Northwest corner of 83rd Avenue and Broadway Road
<b>VPC Recommendation</b>	No quorum
<b>VPC Vote</b>	No quorum

#### **VPC DISCUSSION:**

No quorum.

#### **Staff comments regarding VPC Recommendation:**

None.



## Village Planning Committee Meeting Summary Z-9-24-7

<b>Date of VPC Meeting</b>	April 16, 2024
<b>Request From:</b>	S-1
<b>Request To:</b>	C-2 and C-2 HGT/WVR DNS/WVR
<b>Proposed Use:</b>	Commercial and multifamily residential
<b>Location</b>	Northwest corner of 83rd Avenue and Broadway Road
<b>VPC Recommendation</b>	Approval with deletions, a modification, and an additional stipulation
<b>VPC Vote</b>	9-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Six members of the public registered to speak on this item in support/opposition.*

### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, displayed the location of the subject site and noted the acreage and proposal. Mrs. Sanchez Luna stated that the applicant was proposing multifamily and commercial uses. Mrs. Sanchez Luna summarized the surrounding land uses and noted the single-family residential uses to the north. Mrs. Sanchez Luna displayed the site plan and renderings and described the orientation of the buildings and access via Broadway Road and 83rd Avenue. Mrs. Sanchez Luna summarized the letters of opposition and support and concluded the staff presentation by summarizing the staff findings and proposed stipulations.

### **Applicant Presentation:**

**Jason Morris**, representing the applicant with Withey Morris Baugh, PLC, noted that his team has worked hard to address the community concerns. Mr. Morris summarized the developmental growth in the surrounding area noting the multifamily project south of the subject site located within the County. Mr. Morris emphasized the need for multifamily development in the Estrella Village and added that the development of the SR-30 freeway would support additional growth. Mr. Morris stated that a portion of the subject site has been reserved for commercial development to serve the existing single-family residential neighborhood and the future multifamily development. Mr. Morris summarized the building configuration and noted that there wouldn't be any balconies

facing single-family residential. Mr. Morris added that the multifamily development would act as a buffer between the future commercial development and the single-family residential development to the north. Mr. Morris provided an example of an existing three-story multifamily development in Estrella. Mr. Morris added that commercial development would add additional commercial traffic to Broadway Road and 83rd Avenue and that the proposal would not decrease property values. Mr. Morris concluded his applicant presentation by noting the changes to the site plan to accommodate community concerns and by agreeing to stipulations that would ensure improvements on 83rd Avenue and Broadway Road.

### **Questions from the Committee:**

**Co-Vice Chair Beth Cartwright** stated that there was a need for affordable housing in Estrella. **Mr. Morris** clarified that the proposed multifamily development would not be an affordable development through the State process. Mr. Morris added that certain design elements would be utilized to reduce rental rates such as design and surface parking.

**Chair Lisa Perez** listed numerous multifamily developments that have been proposed and approved in Estrella. Chair Perez noted multifamily proposals on 95th Avenue and Lower Buckeye Road, 67th Avenue and Broadway Road, 71st Avenue and Lower Buckeye Road, and 75th Avenue to Lower Buckeye Road. Chair Perez reiterated that there have been numerous proposals that would alleviate the housing shortage.

### **Public Comments:**

**Luz Castro** noted that she has lived in the neighborhood for over seven years. Ms. Castro stated that she supported development that would ensure road improvements on Broadway Road and 83rd Avenue. Ms. Castro added that she has suffered a traffic incident on 83rd Avenue due to the lack of lighting in the area. Ms. Castro concluded her comment by reiterating her support for development that would also improve both streets.

**Abby Dunton** voiced her disappointment in the applicant's public outreach. Ms. Dunton noted that the applicant hadn't modified their proposed elevations after the comments received during the Estrella Village Planning Committee (VPC) meeting in February. Ms. Dunton stated that the proposed elevations needed to have more architectural embellishments. Ms. Dunton added that zoom meetings hosted by the applicant contained the same elevation renderings. Ms. Dunton stated that the other three-story multifamily development in Estrella had extensive architectural embellishments and variation in height.

**Esmeralda Irevet** stated that she lived in the single-family development to the north for the past two years and supported development. Ms. Irevet added that the street needed numerous improvements including lighting and that she didn't have concerns with the proposed height. Ms. Irevet noted that she has also experienced a traffic accident on the corner of 83rd Avenue and Broadway Road due to the lack of lighting and street improvements.

**Landon Perry** noted that everything surrounding this development was proposed to be two stories in height. Mr. Perry added that the multifamily development in the County would also be two stories tall. Mr. Perry stated that the intent of two-stories was to preserve the scenic views. Mr. Perry voiced his support for street improvements and lighting and what would be best for the community. Mr. Perry added that he had a positive experience working with the applicant and suggested a building setback for the development.

**Olga Pritchett** voiced her disapproval for the proposed multifamily development. Ms. Pritchett noted that the current infrastructure does not support development. Ms. Pritchett added that she was tired of development that consisted of a gas station, bus stop, and apartments. Ms. Pritchett voiced her support for single-family development that would be crime free. Ms. Pritchett added that she also had a positive interaction with the applicant and stated that she was opposed to any affordable housing development.

**Enya Zatorain** voiced her support for the proposed development and noted that it would benefit the area.

#### **Applicant Response:**

**Mr. Morris** stated that this type of housing has not been seen in Estrella but that there will be more proposed as development increases. Mr. Morris noted that it would not be appropriate to have solely two-story buildings on the subject site and that the proposal would have a contemporary modern architectural style. Mr. Morris voiced his agreement to a setback provision.

#### **Committee Discussion:**

**Chair Perez** added that the proposed development to the south was going to be limited to two stories in height. Chair Perez noted that the majority of the surrounding housing was limited to two-stories. Chair Perez added that the proposed multifamily development would be aggressive for this area and voiced her opposition to three-story development. Chair Perez stated that the multifamily development on 91st Avenue and Lower Buckeye Road had issues with road improvements. Chair Perez noted that the Street Transportation Department has provided stipulation deletions, modifications, and additions to ensure roadway improvements occur in the first phase of development. **Mr. Morris** voiced his support.

**Kristine Morris** stated that other multifamily development in Estrella had a mixture of three and two stories. Ms. Morris voiced her concern for the lack of variety in height in the proposal. Ms. Morris added her support to maintain the scenic views of the Estrella Mountains.

**Bill Barquin** asked for clarification on the current road infrastructure. **Chair Perez** provided an explanation. **Mr. Barquin** asked if the C-2 portion of the proposal could be

developed to any other type of development. **Mr. Morris** stated only if the zoning was changed. **Mr. Barquin** asked for more information regarding the proposed commercial development. **Mr. Morris** noted the PHO stipulation and added that more residents would attract more commercial to the area. **Mr. Barquin** added that he would hate to see the multifamily development be built and the commercial portion remain vacant for years.

**Andre Serrette** stated that affordable housing should not be demonetized. Mr. Serrette added that the community's main concern has been the proposed height and that he would be in favor of a two-story development. **Chair Perez** voiced her agreement and noted that there are affordable housing developments throughout the entire City and that they did not lower property values or bring crime to the area.

**Motion:**

**Co-Vice Chair Beth Cartwright** motioned to recommend denial of Z-9-24-7 as filed, approval C-2 for the entirety of the site, with the deletion of Stipulation Nos. 13, 14, 23, and 24 regarding roadway improvements to 83rd Avenue and Broadway Road, general conformance to the proposed elevations, and the utilization of R-4 development standards, a modification to Stipulation No. 12 regarding right-of-way improvements on 83rd Avenue, and the following additional stipulations:

- The developer shall dedicate and construct all roadway improvements along Broadway Road for the entire extent of the rezoning boundary during the first phase of development in coordination with review and approval from Maricopa County Department of Transportation. Documentation of the county review and approval shall be provided prior to preliminary site plan approval.
- The conceptual site plan and elevations for the multifamily development as depicted on the site plan date stamped February 2, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modifications prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

**Mr. Barquin** asked what C-2 zoning would allow on the multifamily portion of the subject site. **Mrs. Sanchez Luna** clarified that C-2 zoning would allow for multifamily development up to R-3 development standards but that it would be limited to the maximum height of 2 stories or 30 feet.

**Mr. Morris** added that the applicant would not be able to develop the site with a limitation of two-stories. Mr. Morris voiced his support for a stepback provision that would limit the height to two-stories for a certain distance from the north property line. Mr. Morris suggested a stepback provision that would limit two-story buildings for the first 100 feet. **Chair Perez** noted that the VPC is meant to protect the community and listen to their concerns. Chair Perez added that height has been a major concern since the February VPC meeting.

**Mr. Barquin** voiced his concerns with losing the C-2 portion of the subject site. Mr. Barquin noted that the applicant could develop the entire site with multifamily. **Rick Jellies**, with the applicant's team, stated that with a three-story element, they will not develop the commercial portion with multifamily. Mr. Jellies added that the commercial portion would be utilized to serve the community, but that more housing would be needed to attract more commercial uses.

**Ms. Morris** asked why a setback provision was not suggested prior to the motion of denial. Ms. Morris voiced her support for a setback provision.

**Mr. Morris** added that he was willing to work with the VPC. **Chair Perez** asked what the current building setback was along the north property line. **Mr. Morris** noted an approximate 75 feet. **Chair Perez** stated that she would support a setback provision of 100 feet. Chair Perez asked if the applicant was willing to continue working with the public and the VPC prior to Planning Commission. **Mr. Morris** voiced his agreement.

**Romona Brown** voiced her support for the setback provision.

**Co-Vice Chair Cartwright** withdrew her motion.

**Motion:**

**Co-Vice Chair Beth Cartwright** motioned to recommend approval of Z-9-24-7, per the staff recommendation, with the deletion of Stipulation Nos. 13 and 14 regarding roadway improvements on 83rd Avenue and Broadway Road, modification to Stipulation No. 12 regarding right-of-way improvements on 83rd Avenue, and the following additional stipulations:

- The developer shall dedicate and construct all roadway improvements along Broadway Road for the entire extent of the rezoning boundary during the first phase of development in coordination with review and approval from Maricopa County Department of Transportation. Documentation of the county review and approval shall be provided prior to preliminary site plan approval.
- A setback provision of 100 feet from the north property line, shall be limited to two stories or 30 feet.

**Renee Dominguez** seconded the motion.

**Vote:**

**9-0**, Motion to recommend approval of Z-9-24-7, per the staff recommendation with deletions, a modification and an additional stipulation passed with Committee Members Ayala, Barquin, Brown, Burd, Dominguez, Morris, Serrette, Cartwright, and Perez in favor.

**Recommended Stipulations:**

***Overall Development***

1. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along

arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

2. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized internal to the site, as approved or modified by the Planning and Development Department.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
5. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
6. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
9. A bus stop pad shall be constructed on westbound Broadway Road, locate from 83rd Avenue according to City of Phoenix Standard Detail P1258. The bus pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet.
10. A minimum 55-feet of right-of-way shall be dedicated for the west half of 83rd Avenue, adjacent to the development.
11. A minimum 70-foot flared intersection tapering to a minimum 55-foot right-of-way shall be dedicated for the west half of 83rd Avenue, adjacent to the development.

**12. DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF ALL ROADWAY IMPROVEMENTS TO THE WEST HALF OF 83RD AVENUE SHALL BE FOR THE ENTIRE EXTENT OF THE REZONING BOUNDARY AND COMPLETED DURING THE FIRST PHASE OF DEVELOPMENT.**

Improvements to the west half of 83rd Avenue shall be consistent with the arterial CM cross section consisting of a 14-foot raised and landscaped center median and a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area, adjacent to the development. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees to provide a minimum of 75% shade, 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.

~~13. A minimum 55 feet of right of way shall be dedicated for the north half of Broadway Road, or as approved by Maricopa County.~~

~~14. All street improvements to Broadway Road are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided prior to Preliminary Site Plan approval.~~

**13. THE DEVELOPER SHALL DEDICATE AND CONSTRUCT ALL ROADWAY IMPROVEMENTS ALONG BROADWAY ROAD FOR THE ENTIRE EXTENT OF THE REZONING BOUNDARY DURING THE FIRST PHASE OF DEVELOPMENT AND IN COORDINATION WITH REVIEW AND APPROVAL FROM MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION. DOCUMENTATION OF THE COUNTY REVIEW AND APPROVAL SHALL BE PROVIDED PRIOR TO PRELIMINARY SITE PLAN APPROVAL.**

~~15.~~ 14. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Broadway Road. Construction of the Multi-Use Trail shall comply with the Estrella Multi-Purpose Trail Plan.

~~16.~~ 15. Clearly defined pedestrian pathway(s), consisting of decorative material such as brick, pavers or alternative material providing shall be provided connecting the residences throughout the site to the Broadway Multi-Use Trail and the adjacent commercial site, as approved by the Planning and Development Department.

~~17.~~ 16. An enhanced pedestrian entryway shall be provided on the southern site boundary, adjacent to the trail, to allow for direct pedestrian access to site and the trail system.

- ~~18.~~ A Traffic Impact Study (TIS) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIS shall include signal warrant analysis for 83rd Avenue and Broadway Road. If the approved TIS determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal. If the TIS does not warrant the signal, the developer shall be required to contribute 25% of traffic signal cost in an escrow account to the Street Transportation Department.
- ~~19.~~ All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- ~~20.~~ All streets within and adjacent to the development shall be constructed 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.
- ~~21.~~ 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.
- ~~22.~~ Prior to final 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.

***Multifamily development as depicted on the site plan date stamped February 2, 2024***

- ~~23.~~ The development shall be in general conformance with the elevations date stamped January 8, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
- 23. A STEPBACK PROVISION OF 100 FEET FROM THE NORTH PROPERTY LINE, SHALL BE LIMITED TO TWO STORIES OR 30 FEET.**
24. The R-4 Planned Residential Development Option shall be utilized for the development.
25. The north landscape setback shall be planted with minimum 2-inch caliper large canopy, evergreen trees, planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

26. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, 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.
27. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department
  - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces. Parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - c. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
  - e. A minimum of 10% of the required bicycle parking spaces shall be include standard electrical receptacles for electric bicycle charging capabilities.
28. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
29. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a minimum of 10 years, or as approved by the Planning and Development Department.

30. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

***Commercial Portion as depicted on the site plan date stamped February 2, 2024***

31. The conceptual site plan and elevations for the future commercial development as depicted on the site plan date stamped February 2, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modifications prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department. They site plan shall incorporate the following elements:
  - a. Accessible pedestrian pathways that connect building entrances and public sidewalks using the most direct route for pedestrians.
  - b. Pedestrian connections between adjacent commercial developments (if developed across multiple phases).
  - c. At least two pedestrian pathway shall be provided to connect the proposed multifamily development to the proposed commercial development.
32. A minimum 5-foot wide landscape setback shall be provided along the commercial perimeter adjacent to multifamily, planted with evergreen trees, as approved by the Planning and Development Department.
33. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department
  - a. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - b. A minimum of 5% of the required bicycle parking spaces shall include standard electrical receptables for electric bicycle charging capabilities.
34. A minimum of 5% of the required parking spaces shall include EV Ready infrastructure.
35. Prior to final site plan approval, documentation shall be provided that

demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

**Staff comments regarding VPC Recommendation:**

Staff recommends modifying the language of Stipulation No. 23 to clarify the stepback provision for multifamily development.

The Street Transportation Department reviewed the proposed language for Stipulation Nos. 12 and 13 and does not have any changes.