

Attachment D

REPORT OF PLANNING COMMISSION ACTION January 6, 2022

ITEM NO: 14	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-47-21-4 (Continued from 12/2/2021)
Location:	Approximately 400 feet northwest of the northwest corner of 33rd Avenue and Grand Avenue
From:	C-3
To:	C-3 DNS/WVR
Acreage:	4.88
Proposal:	Multifamily residential with a density waiver
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	P WEST PROPERTIES XX, LLC
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 9/28/2021 Approval, per the staff recommendation with an additional stipulation.
Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner McCabe made a MOTION to approve Z-47-21-4, per the Alhambra Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: McCabe
Second: Johnson
Vote: 8-0
Absent: Shank
Opposition Present: No

Findings:

1. The development is consistent with the Commercial land use map designation.
2. The proposal will allow for additional affordable housing options near the city's first planned Bus Rapid Transit route.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall utilize the standards contained in the R-5 (Multifamily Residence District) zoning district development standard, except as modified by the below stipulations and as approved by the Planning and Development Department.
2. A minimum of 6 percent of the gross project area shall be retained as open space and be shaded to a minimum 50 percent by minimum 2-inch caliper large canopy shade trees and architectural shade such as ramadas that shall account for no more than 25 percent of the required shade area, as approved by the Planning and Development Department.
3. The developer shall replenish the existing landscape planters adjacent to Grand Avenue per the C-3 streetscape landscape standards for planting type, size and quantity contained in Chapter 624.E.4.e of the Phoenix Zoning Ordinance, unless underground utilities and/or drainage are found to conflict, 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 the creation of a comfortable pedestrian environment.
4. The developer shall incorporate and maintain bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
 - b. Inverted-U style bicycle racks with capacity for a minimum of 10 bicycles for guests shall be distributed throughout the site near the primary pedestrian entrance(s) or amenity area.
 - c. A bicycle repair station ("fix it station") shall be provided in an area of high visibility such as near a central amenity area. The repair station shall include: 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.
5. The developer shall provide a system of internal, clearly defined pedestrian pathways including the following elements, as approved by the Planning and Development Department:
 - a. Connect all building entrances, exits, and amenity areas, to all public sidewalks, by a direct route.
 - b. Where pedestrian pathways cross drive-aisles, the crossing shall visually contrast with parking and drive aisle surfaces.
6. The developer shall construct all streets within and adjacent to the development 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.
7. All right-of-way improvements and access control shall be reviewed, permitted, and approved by ADOT.

8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
9. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
11. 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.
12. THE DEVELOPER SHALL PROVIDE A "TOT LOT" AS AN AMENITY IN A CENTRALLY LOCATED OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
13. **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.**

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