

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION May 2, 2024

ITEM NO: 8

DISTRICT NO.: 3

SUBJECT:

Application #: Z-84-23-3 (Continued from March 7, 2024)
Location: Approximately 675 feet west of the southwest corner of 20th Street and Campo Bello Drive
From: R1-6
To: R-2
Acreage: 1.36
Proposal: Multifamily residential
Applicant: Joshua Ursu
Owner: 1851 E. Campo Bello, LLC
Representative: Joshua Ursu

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 2/5/2024 Denial. Vote 15-0.

Paradise Valley 4/8/2024 Approval, per the staff recommendation. Vote 8-4.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-84-23-3, per the Paradise Valley Village Planning Committee recommendation.

Maker: Boyd
Second: Vice-Chairperson Busching
Vote: 7-1-1 (Gorraiz) (Matthews abstaining)
Absent: N/A
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with approved R-2 zoning to the east and is compatible with other multifamily residential land uses and zoning within the surrounding area.
3. The proposal will provide a transition from higher-density R-4A zoning to the west to lower-density R1-6 zoning to the east and, as stipulated, will provide an enhanced buffer adjacent to single-family residences.
4. As stipulated, the proposal supports efforts from various plans, policies, initiatives, such as the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guidelines, the Comprehensive Bicycle Master Plan, the Transportation Electrification

Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~January 25, 2024~~ MARCH 21, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped ~~January 25, 2024~~ MARCH 13, 2024, as approved by the Planning and Development Department.
3. A minimum 10-foot-wide landscape setback shall be provided along the east and south property lines.
4. The landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
5. A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE EAST SIDE OF THE DRIVEWAY LOCATED ON THE WEST SIDE OF THE SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED MARCH 21, 2024, AND SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by 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. All bicycle infrastructure and pedestrian pathways, 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.
9. Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity 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.
10. A bicycle repair station ("fix it station") shall be provided and maintained on site. The bicycle repair station ("fix it station") shall be provided in an area of high visibility 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.

11. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
~~40.~~
12. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
~~44.~~
13. 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.
~~42.~~
14. Natural turf shall only be utilized in required retention areas (bottom of basin) and functional turf within common areas, as approved by the Planning and Development Department.
~~43.~~
15. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
~~44.~~
16. 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.
~~45.~~
17. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
~~46.~~
18. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Campo Bello Drive, adjacent to the development, planted to the following standards, as approved by the Planning and Development Department.
~~47.~~
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers maintained to a maximum mature height of two feet to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. All existing overhead utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with all affected utility companies for their review and permitting.
~~48.~~
20. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
~~49.~~

21. All streets within and adjacent to the development shall be constructed with paving,
~~20.~~ 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.
22. The property owner shall record documents that disclose the existence, and operational
~~24.~~ characteristics of the Deer Valley 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.
23. In the event archaeological materials are encountered during construction, the
~~22.~~ 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 final site plan approval, the landowner shall execute a Proposition 207 waiver of
~~23.~~ 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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