

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION September 4, 2025

|                 |                                                    |
|-----------------|----------------------------------------------------|
| ITEM NO: 9      |                                                    |
|                 | DISTRICT NO.: 8                                    |
| SUBJECT:        |                                                    |
|                 |                                                    |
| Application #:  | Z-2-25-8                                           |
| Location:       | Northwest corner of 13th Street and Madison Street |
| From:           | R-5 RI TOD-1 and C-O TOD-1                         |
| To:             | WU Code T5:7 EG                                    |
| Acreage:        | 1.16                                               |
| Proposal:       | Multifamily residential                            |
| Applicant:      | Artin Knadjian, AAK Architecture & Interiors, Inc. |
| Owner:          | Michael J Lafferty Revocable Trust                 |
| Representative: | Artin Knadjian, AAK Architecture & Interiors, Inc. |

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 8/11/2025, Approval, per the staff recommendation with a modification and additional stipulations. Vote: 8-1.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation, with a deletion.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-2-25-8, per the Central City Village Planning Committee recommendation, with a deletion of Stipulation No. 15.

Maker: Gorraiz  
Second: James  
Vote: 6-0  
Absent: Odegard-Begay, Matthews  
Opposition Present: No

### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation, TOD Strategic Policy framework, and the Eastlake-Garfield TOD Policy Plan vision for the site.
2. The proposal will redevelop an underutilized site with a multifamily residential development that will contribute to the mix of housing options in the area.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Eastlake-Garfield TOD Policy Plan, Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The maximum building height shall not exceed 80 feet, except that the maximum building height may be increased to 100 feet, subject to the following conditions:
  - a. The building 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 1,500 square feet of PUBLICALLY ACCESSIBLE non-residential uses shall be provided and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
  - b. A minimum of one of the following is met:
    - i. A minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.
    - ii. A minimum of 30% of the gross site area shall be provided as publicly-accessible open space.
    - iii. The developer shall record a Deed of Conservation easement for the dedication of an eligible historic property, as approved by the Historic Preservation Officer.
    - iv. The developer shall make a financial contribution payable to the City of Phoenix Housing Department at a rate of \$4.06 per square foot for 30% of the gross residential square footage of the project. Such funds shall be placed into the City's Housing Trust Fund upon issuance of a building permit for commencement of development for any structure greater than 80 feet in height.
2. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
  - a. A bicycle repair station ("fix-it station") shall be provided and maintained near secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
  - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
  - c. Guest bicycle parking shall be provided at a minimum of 0.05 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.
  - d. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
3. A minimum of 10% of the required parking spaces shall include EV-Installed infrastructure.
4. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.

5. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and 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.
6. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
7. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
8. A maximum of one vehicular access point shall be permitted on Madison Street and one vehicular access point shall be permitted on 13th Street.
9. 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.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. 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.
14. THE DEVELOPMENT SHALL BE IN CONFORMANCE WITH EXISTING CITY OF PHOENIX NOISE CODES AND ORDINANCES.
15. ~~THE DEVELOPER SHALL MAIL A NOTIFICATION TO ALL RESIDENTS WITHIN 600 FEET OF THE SUBJECT SITE REGARDING THE COMMUNITY SPACES BY THE CERTIFICATE OF OCCUPANCY.~~

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