

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 6	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-167-24-4
Location:	Approximately 95 feet east of the northeast corner of 2nd Avenue and Osborn Road
From:	C-1 TOD-1
To:	C-2 TOD-1
Acreage:	0.57
Proposal:	Bar/Restaurant
Applicant:	Lauren Proper Potter, Huellmantel & Affiliates
Owner:	130 W. Osborn Rd., LLC
Representative:	Lauren Proper Potter, Huellmantel & Affiliates

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Encanto** 7/7/2025 Approval, per the staff recommendation. Vote: 10-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-167-24-4, per the Encanto Village Planning Committee recommendation.

Maker: Gorraiz  
Second: James  
Vote: 7-0  
Absent: Vice-Chairperson Boyd, Jaramillo  
Opposition Present: No

#### **Findings:**

1. This proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will redevelop an underutilized property, adaptively reuse existing structures, and provide quality commercial redevelopment in close proximity to a light rail station.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Midtown TOD Policy Plan, Comprehensive Bicycle Master Plan, Shade Phoenix Plan and the Complete Streets Guiding Principles.

Stipulations:

1. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped March 11, 2025, the following shall apply:
  - a. The frontage facing Osborn Road shall use an allowable frontage type per the standards of Table 1303.2 Transect T6.
2. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of six bicycle parking spaces shall be installed, as per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by the Planning and Development Department.
5. A minimum of 3.5% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. 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.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
9. The existing sidewalk on the north side of Osborn Road shall be detached with a minimum 6-foot-wide sidewalk separated by a minimum 8-foot-wide landscape area and planted to the following standards:
  - 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 height of 24 inches to provide a minimum of 75% live vegetative ground coverage.
10. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

11. 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.
12. All mitigation improvements shall be constructed and/or funded, as identified in the accepted Traffic Impact Analysis dated February 27, 2025.
13. 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.
14. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.