

Attachment D

REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 11	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-33-21-4
Location:	Northeast corner of 1st Avenue and Holly Street
From:	P-2 TOD-1
To:	WU Code T4:2 MT
Acreage:	0.71
Proposal:	Single-Family Attached
Applicant:	Holly 6, LLC
Owner:	City of Phoenix
Representative:	Christopher Alt, Studio Ma, Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 10/4/2021 Approval, per the staff recommendation with a modification. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-33-21-4, per the Encanto Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: Perez
Vote: 7-0
Absent: Gorraiz and McCabe
Opposition Present: No

Findings:

1. The proposal is compatible with the context of the area and utilizes setbacks and other design considerations to create a transition from the highest intensity near Central Avenue to the lower residential intensities located within the Willo Historic District Neighborhood.
2. The development advances the vision and recommendations contained in the Midtown TOD Policy Plan by redeveloping a vacant site with new residential units in a scale compatible with the adjacent neighborhood.
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 maximum building height shall be 30 feet.
2. The project shall not exceed 6 lots and/or 6 dwelling units.
3. The existing streetscape landscape area between the curb and sidewalk shall be replenished, as required by Chapter 13, Section 1309.B of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
4. The required landscape setback along the western property boundary shall be planted with shade trees placed 20 feet on center or in equivalent groupings, excluding driveway entrances, and all required trees shall be a minimum 3-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.
5. THE DEVELOPER SHALL PROVIDE PERMEABLE AND/OR COOL PAVEMENT IN THE ALLEY OF NO GREATER WIDTH THAN EXISTING TODAY FROM THE SUBJECT SITE TO CYPRESS AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~The developer shall provide 20 feet of paving per the local street standards for the full length of the alley to the two nearest cross streets unless otherwise modified by a technical appeal, as approved by the Planning and Development Department.~~
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. 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.
8. 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.
9. 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.
10. 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.
11. **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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