

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION June 2, 2022

ITEM NO: 12	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-10-22-4
Location:	Approximately 400 feet east of the southeast corner of Central Avenue and Roanoke Avenue
From:	R-4 HRI TOD-1 and P-1 TOD-1
To:	WU Code T5:7 MT and P-1 TOD-1
Acreage:	1.16
Proposal:	Offices, storage, and maintenance facility accessory to a larger corporate campus
Applicant:	Philip A. Carhuff, Architect
Owner:	Oxford Life Insurance Company
Representative:	Nicole Hosking, Oxford Life Insurance Company

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Encanto** 5/2/2022 Approval, per the staff recommendation. Vote: 10-1.

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-10-22-4, per the Encanto Village Planning Committee recommendation.

Maker: Gorraiz  
Second: Simon  
Vote: 7-0  
Absent: Howard and Johnson  
Opposition Present: Yes (possibly in error)

#### **Findings:**

1. The development is consistent with the Commercial General Plan Land Use Map designation.
2. The proposal, as stipulated, will create a strong pedestrian environment along Roanoke Avenue with shaded and detached sidewalks in a key corridor to convey residents safely and comfortably to the Encanto Primary Core and the Thomas Road Light Rail Station.
3. The development is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations:

1. The sidewalk along Roanoke Avenue shall be shaded and detached in compliance with applicable provisions of the Walkable Urban Code and designed to replicate streetscape improvements east of the subject site with specific regard to sidewalk width, meander, materials, and landscape palette, as approved or modified by the Planning and Development Department.
2. A minimum 30-foot landscape setback shall be provided along Roanoke Avenue, excluding the width of one drive-aisle, and planted with minimum 3-inch caliper shade trees, placed 20 feet on center or in equivalent groupings, and with trees situated to provide shade on the public sidewalk, as approved by the Planning and Development Department.
3. The developer shall provide an east-west pedestrian thoroughfare across the subject site at the location depicted on the Conceptual Site Plan date stamped April 14, 2022 and improved to the following specifications, as approved or modified by the Planning and Development Department.
  - a. With the exception of drive-aisle crossings, the pedestrian thoroughfare shall be shaded to 75 percent by shade trees with a minimum 3-inch caliper.
  - b. The pedestrian thoroughfare shall be separated from vehicular parking and circulation areas by five-foot landscape area(s) planted with shrubs and shade trees.
  - c. The pedestrian thoroughfare shall be illuminated by pedestrian scale light fixtures.
  - d. Where the pedestrian thoroughfare crosses drive-aisles, the crossing shall visually contrast with parking and drive aisle surfaces.
4. The developer shall provide secure bicycle parking for six bicycles and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.

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