

## Attachment C - Planning Commission Summary

### REPORT OF PLANNING COMMISSION ACTION October 4, 2018

ITEM NO: 3	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-28-18-7 (Companion case GPA-CC-1-18-7)
Location:	Approximately 400 feet west of the northwest corner of 19th Avenue and Van Buren Street
From:	A-1 and C-3 CMOD
To:	R-4 and R-4 CMOD
Acreage:	1.76
Proposal:	Multifamily Residential
Applicant:	Randall Johnson
Owner:	Iskwatikan, LLC and RJJ Investments, LLC
Representative:	Keith Grayson, RJJ Investments, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 9/17/2018 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Katsenes made a MOTION to approve Z-28-18-7, per the Central City Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Katsenes

Second: Shank

Vote: 7-0

Absent: Montalvo, Whitaker

Opposition Present: No

#### **Findings:**

1. Subject to approval of GPA-CC-1-18-7, the subject site is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. Existing structures that have been on site since 1925 will be rehabilitated and additional units established, which will further enhance the area.
3. The proposed development does not conflict with the intent and regulations of the Capitol Mall Overlay District.

Stipulations:

1. The property owner shall provide minimum 2-inch caliper shade trees to be placed 20-feet on center or in equivalent groupings in the landscape area between the sidewalk and the curb along Van Buren Street, as approved by the Planning and Development Department.
2. The developer shall dedicate a 10-foot sidewalk easement on the north side of Van Buren Street, as approved by the Planning and Development Department.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.
4. 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.
5. The applicant shall conduct Phase II archaeological data recovery excavations 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.
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 IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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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