ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
December 5, 2024

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	**Z-131-24-8**
Location:	Northeast corner of 18th Street and Villa Street
From:	WU Code T4:3 EG
To:	WU Code T5:5 EG
Acreage:	1.57
Proposal:	Community commercial uses
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Housing Department
Representative:	Manjula Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Central City 11/18/2024 Approval, per the staff recommendation. Vote: 9-0.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-131-24-8, per the Central City Village Planning Committee recommendation.

    Maker: Boyd
    Second: Jaramillo
    Vote: 8-0
    Absent: Gorraiz
    Opposition Present: No

Findings:

1. The proposal is consistent with the character of the surrounding area and the Eastlake-Garfield Transit Oriented Development Policy Plan vision for the site.

2. The proposal will allow adaptive reuse of existing buildings for community commercial uses that will contribute to the mix of uses in the area.

3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Eastlake-Garfield Transit Oriented Development Policy Plan, Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1.   A minimum 30 feet of right-of-way shall be dedicated and constructed for the east side of 18th Street.

2.   A minimum 30 feet of right-of-way shall be dedicated and constructed for the south side of McKinley Street.

3.   A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the east side of 18th Street and the north side of Villa Street adjacent to the development, or as otherwise approved by the Street Transportation Department.

4.   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.

5.   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.

6.   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.

7.   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.

8.   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.

9.   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 stipulation shall not be applicable if the property is owned by the City of Phoenix.

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