

Attachment D- Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION

December 6, 2018

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-68-18-8
Location:	Southwest corner of 19th Street and Roosevelt Street
From:	R-4 and R-5
To:	WU Code T4:3 EG and WU Code T5:5 EG
Acreage:	4.96
Proposal:	Multifamily residential
Applicant:	City of Phoenix Housing Department
Owner:	IDA Real Estate Holdings, Daniel Passage
Representative:	Gammage & Burnham, PLC; Manjula Vaz

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 11/19/2018 Approval, per the staff recommendation with an additional stipulation. Vote: 12-0 (1 recusal).

Planning Commission Recommendation: Approval, per the staff recommendation, with an additional stipulation as read into the record.

Motion Discussion: Commissioner Shank asked the applicant to meet with the Trans Queer Pueblo organization.

Ms. Vaz stated that she has previously met with the group, but would be happy to do so again.

Commissioner Wininger applauded the City of Phoenix for developing this project due to the large need for affordable housing in the city. She stated her hope for more grants and affordable housing to be built in the future.

Commissioner Shank and Chairman Johnson agreed with Commissioner Wininger's statement.

Motion details: Commissioner Shank made a MOTION to approve Z-68-18-8, as recommended by staff, with an additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
Vote: 7-0
Absent: Glenn, Heck

Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Public / Quasi-Public.
2. The proposed development is within the Eastlake-Garfield TOD District, is near the light rail corridor, and higher density is supported in this location.
3. The proposed development of affordable housing on the site will allow new mixed income development and will contribute to the mix of housing types in the area.

Stipulations:

1. The developer shall provide shade trees to meet the shade requirement along the Roosevelt and Garfield Street frontages, as approved by the Planning and Development Department.
2. Shade trees within the landscape setbacks shall meet the following standards, as approved by the Planning and Development Department:
 - a. Minimum 30 percent of all trees shall have a minimum caliper of three inches and all remaining trees shall have minimum caliper of two inches; and,
 - b. Trees shall be placed 25 feet on center or equivalent grouping.
3. Fifty percent living vegetation ground coverage shall be provided within landscaped areas, as approved by the Planning and Development Department.
4. Trees shall be planted a minimum of 10 feet from any public utilities but no more than 15 feet, as approved by the Planning and Development Department.
5. The developer shall dedicate a 12-foot right-of-way radius at the northeast corner of 18th Street and Garfield Street and the northwest corner of 19th Street and Garfield Street, 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 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 reviewed and approved by the City Attorney.
8. 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.

9. 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.
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 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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