



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: April 15, 2019

From: Alan Stephenson *AS for*
Planning and Development Director

Subject: ITEM 106 ON THE APRIL 17, 2019 FORMAL AGENDA – PUBLIC HEARING / ORDINANCE
ADOPTION OF Z-87-18-4 (G-6582) - SOUTHEAST CORNER OF CENTRAL AVENUE AND
INDIANOLA AVENUE

This memo is to provide clarification and updated information regarding the site plan associated with Rezoning Case No. Z-87-18-4.

The Encanto Village Planning Committee heard the request on February 4, 2019 and recommended approval subject to staff stipulations and an additional stipulation that required general conformance to the site plan date stamped December 4, 2018. The Planning Commission heard the request on March 7, 2019 and recommended approval per the staff memo dated March 7, 2019. The memo addressed the removal of Stipulation No. 5. Stipulation No. 5 was recommended by the Historic Preservation office and requested that the applicant complete documentation of the eligible historic property, the Greater Arizona Savings building, consistent with Part IV of the Arizona Reporting Standards for Cultural Resources prior to demolition of the building. The applicant submitted the required documentation and the Historic Preservation Office confirmed that Stipulation No. 5 was met. Therefore, staff recommended that Stipulation No. 5 be removed.

This case was originally scheduled for the April 3, 2019 City Council meeting as an ordinance adoption item. However, the applicant requested withdrawal of the item in order to re-advertise the case for the April 17, 2019 City Council meeting as a public hearing item to propose an updated site plan for the stipulation that requires general conformance to a site plan. On April 5, 2019, the applicant submitted the revised site plan and is requesting that City Council update Stipulation No. 9 to require general conformance to the revised site plan. The site plan was updated in response to an unanticipated amount of space required for the transformers as requested by APS. Staff is supportive of the updated site plan proposed by the applicant. The revised site plan illustrates the following changes:

- Addition of transformers and the southeast end of the site.
- Relocation of refuse to the garage.
- Reduction of open space from 11% to 9%.
- An additional story for the garage parking lot at the eastern end of the site.

Staff recommends approval with the following stipulations. The updated stipulation is captured in bold text (Stipulation No. 9).

RECOMMENDED STIPULATIONS:

1. The developer shall (re)construct sidewalk and landscape improvements to comply with Section 1312.C.1.c of the Zoning Ordinance, as approved by the Planning and Development Department.
2. The development shall comply with the Central Avenue Development Standards, as approved by the Planning and Development Department.
3. The development shall provide a minimum 75% shaded pedestrian connection minimum 5 feet in width across the site to connect from Central Avenue to Clarendon Avenue, as approved by the Planning and Development Department. Shade calculations shall be based on the summer solstice at 12:00 p.m.
4. The development shall install, as approved by the Planning and Development Department:
 - a. All required bicycle parking spaces for the multifamily use, per Section 1307.H.6.d of the Zoning Ordinance, as secured bicycle parking.
 - b. A minimum of 5 inverted-U style bicycle racks for guests, placed near entrances to the building and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance.
- ~~5. The applicant shall complete documentation of the eligible historic property (former Greater Arizona Savings & Loan Association building, 3825 N. Central Avenue), prior to the approval of any demolition or building permits for the new development. Documentation shall be completed consistent with Part IV of the Arizona Reporting Standards for Cultural Resources and as approved by the Historic Preservation Office.~~
5. 6. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the southeast corner of Central Avenue and Indianola Avenue, as approved by the Planning and Development Department.
6. 7. 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. 8. The developer 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.
8. 9. 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. ~~10.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATE STAMPED ~~DECEMBER 4, 2018~~, **APRIL 5, 2019**, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Approved: 
Mario Paniagua, Deputy City Manager