

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 13, 2023

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-86-22-8
Location:	Approximately 250 feet east of the northeast corner of 25th Street and Washington Street
From:	R-4 TOD-2 and A-1 TOD-2
To:	WU Code T4:3 GW and WU Code T5:5 GW
Acreage:	2.39
Proposal:	Multifamily residential
Applicant:	Michael S. Buschbacher, Earl & Curley, P.C.
Owner:	Walter Strazzara, et al.
Representative:	Taylor C. Earl, Earl & Curley, P.C.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 3/13/2023 Approval, per the staff recommendation. Vote: 13-0.

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-86-22-2, per the Central City Village Planning Committee recommendation.

Maker: Boyd
Second: Mangum
Vote: 5-0
Absent: Gaynor, Gorraiz, Jaramillo, and Simon
Opposition Present: No

Findings:

1. The proposal is consistent with the Gateway TOD Policy Plan vision for the site and with the character of the surrounding area.
2. The proposal will develop new affordable housing, provide a new housing option to contribute to the mix of housing types in the area, and will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Gateway TOD Policy Plan, Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. A minimum of one common entry shall be provided for each street frontage, except for buildings where every unit has private entry directly to the street, as approved by the Planning and Development Department.
2. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A minimum of half of all required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - c. A bicycle repair station (“fix it station”) shall be provided on the site. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.
3. The public sidewalk along Washington Street shall be constructed to a minimum width of 8 feet and detached from the back of curb by a minimum 10-foot-wide landscape area, as approved by the Planning and Development Department.
4. 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.
5. 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.
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 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.

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