

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION November 3, 2022

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-57-22-4
Location:	Southeast corner of 7th Street and Whitton Avenue
From:	C-2 and R1-6 (Approved P-1)
To:	C-2, R-3
Acreage:	0.91
Proposal:	Multifamily residential
Applicant:	EAPC Architects Engineers
Owner:	Winnie Tang
Representative:	Michelle Bach

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Encanto** 10/10/2022 Approval, per staff recommendation with an additional stipulation.  
Vote: 14-0.

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

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-57-22-4, per the Encanto Village Planning Committee recommendation.

Maker: Commissioner Busching

Second: Commissioner Perez

Vote: 9-0

Absent: 0

Opposition Present: No

#### **Findings:**

1. The development is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal, as stipulated, will create a strong pedestrian environment along both public streets with shaded and detached sidewalks to promote pedestrian activity.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The public sidewalk along 7th Street shall be constructed to a width of 5 feet and detached from the back of curb by a minimum 11-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
  - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
  - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
  - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
2. The developer shall dedicate a 10-foot-wide sidewalk easement for the east side of 7th Street along the subject site's frontage, as approved by the Planning and Development Department.
3. The public sidewalk along Whitton Avenue shall be constructed to a width of 5 feet and detached from the back of curb by a minimum 5-foot-wide landscape area located between the sidewalk and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
  - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper.
  - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
  - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
4. The development shall be limited to 15 feet in height within 30 feet of the east property line where adjacent to a residential zoning district, as approved by the Planning and Development Department.
5. All building elevations oriented to 7th Street and Whitton Avenue shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. The developer shall provide secure bicycle parking at a rate of two spaces per dwelling unit which may be located inside garages if a dedicated space is allocated, as approved by the Planning and Development Department.
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.

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.
10. 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.
11. RECYCLING SERVICES SHALL BE PROVIDED ON SITE.

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