

Attachment D

REPORT OF PLANNING COMMISSION ACTION May 2, 2019

ITEM NO: 8	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-92-18-4 (The Willo Lofts PUD)
Location:	Northwest corner of 1st Avenue and Virginia Avenue
From:	C-O
To:	PUD
Acreage:	2.44
Proposal:	Willow Lofts PUD to allow single-family residential (attached and detached)
Applicant:	Willo Communities, LLC c/o Doug Edgelow
Owner:	Arizona Public Service Company
Representative:	Norris Design, Alan Beaudoin

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 3/4/2019 Information Only.

Encanto 4/8/2019 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation with an additional stipulation.

Motion Discussion: Commissioner Wininger made a MOTION to approve Z-92-18-4, per the Encanto Village Planning Committee recommendation, with the additional staff recommended standard Proposition 207 waiver of claims stipulation.

Motion details: Commissioner Wininger made a MOTION to approve Z-92-18-4, per the Encanto Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Wininger
Second: Mangum
Vote: 7-0 (1 conflict)
Absent: Shank
Opposition Present: No

Findings:

1. The proposed development is in conformance with several General Plan goals and policies that will result in a more walkable, shaded and pedestrian-friendly environment.
2. As proposed by the development standards and design guidelines established in the PUD,

the proposal is compatible with the surrounding land uses and provides an appropriate transition between the historic single-family neighborhood to the west and the high-rise commercial corridor to the east.

3. The development will provide additional housing opportunities in the Midtown TOD Policy Area.

Stipulations:

1. An updated Development Narrative for the Willo Lofts PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 22, 2019, as modified by the following stipulations:
 - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
1st Submittal: December 24, 2018
Hearing Draft: March 22, 2019
City Council adopted: [Add adoption date]
 - b. Page 8, Bicycle Parking: Indicate that all required resident parking shall be provided as secured parking.
 - c. Page 8, Bicycle Parking: provide guest parking standards for a minimum of 4 guest bicycle parking spaces.
 - d. Page 11: Add a signs section and indicate that the development shall conform to the WU Code, Section 1308, Transect T4 sign standards.
2. A 5-foot-wide sidewalk easement shall be dedicated along the west side of 1st Avenue, as approved by the Planning and Development Department.
3. 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.
4. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operation characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. 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.
6. 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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