



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: March 7, 2019

From: Racelle Escolar
Planner III

Subject: BACK UP TO ITEM NO. 13 (Z-87-18-4) – SOUTHEAST CORNER OF CENTRAL AVENUE AND INDIANOLA AVENUE

This memo is to provide a revised staff recommendation that addresses a stipulation recommended by the Historic Preservation Office. The Historic Preservation Office reviewed the rezoning application and the demolition application for the former Greater Arizona Savings and Loan Association building (3825 N. Central Avenue) located on the site. Based on their review of these applications, the Historic Preservation Office requested that the applicant complete documentation of the eligible historic property prior to the demolition of the building, as detailed in Stipulation No. 5 in the staff report.

Subsequent to the Encanto Village Planning Committee meeting on February 4, 2019, the applicant submitted the abovementioned documentation. The Historic Preservation Office has confirmed that the documentation was provided as detailed in Stipulation No. 5 in the staff report and is considered complete. Because the historic documentation has been completed, staff is recommending that the stipulation requiring the documentation be removed.

REVISED STAFF 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, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

EXHIBITS

Historic Preservation Office email dated March 6, 2019

Samantha Keating

From: Kevin Weight
Sent: Wednesday, March 6, 2019 12:49 PM
To: Samantha Keating
Cc: jessi@witheymorris.com
Subject: 3825 N. Central Ave. - Historic Property Documentation

Samantha,

This is to confirm that our office has received the completed documentation for the Greater Arizona Savings & Loan Association Uptown Branch at 3825 N. Central Ave. from the consultant, Motley Design Group.

The documentation appears to be complete. Therefore, our office considers the stipulation in the rezoning case regarding historic documentation to now be met.

Thanks,

Kevin Weight
Principal Planner
City of Phoenix Historic Preservation Office
200 W. Washington St. 3rd Floor
Phoenix, AZ 85003
(602) 495-7610 phone / (602) 732-2086 fax
<http://phoenix.gov/pdd/historic>