

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION September 3, 2020

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-71-19-7 (Companion Case Z-22-20-7)
Location:	Approximately 250 feet east of the southeast corner of Grand Avenue and Encanto Boulevard
From:	C-3
To:	C-3 DNS/WVR
Acreage:	1.74
Proposal:	Multifamily residential
Applicant:	Jeffrey Jacobs
Owner:	D&J Investment AZ, LLC
Representative:	Matthew Cawley, P.E.

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Encanto** 8/3/2020 Approval, per the staff recommendation. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-71-19-7, per the Encanto Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Shank  
Second: Howard  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The development advances the purpose and intent of the Preserve Historic Phoenix Plan by placing a Historic Preservation Overlay on the site.
2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and the inclusion of bicycle and pedestrian facilities which leverages existing infrastructure.

3. The development is consistent with the Commercial Designation in the Phoenix General Plan.

Stipulations:

1. The development shall utilize the standards contained in R-3 (Multifamily Residence District) zoning development standards with the following exceptions, as approved or modified by the Planning and Development Department.
  - a. Density shall be limited to the Planned Residential Development Option of the R-3A (Multifamily Residence District, Planned Residential District) zoning standards.
  - b. Perimeter landscape planting standards shall be installed and maintained in accordance with C-3 (General Commercial) zoning standards regarding plant type, size, and quantity. Trees shall be placed in proximity to public sidewalks to provide enhanced thermal comfort.
2. The public sidewalk along Encanto Boulevard shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb 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 a pedestrian environment.
  - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
3. The parking lot area, including parking spaces and vehicular maneuvering areas, shall be shaded to a minimum 25 percent at plant maturity. Any trees located within the perimeter of the parking lot area shall be large canopy shade with a minimum 2-inch caliper. The above standards shall be approved by the Planning and Development Department.
4. The developer shall provide Inverted-U bicycle racks at a rate of 0.25 spaces per dwelling unit up to a maximum of 50 spaces, as approved by the Planning and Development Department.
5. All new dwelling units located within 30 feet of Encanto Boulevard shall incorporate at least one of the following elements, as approved or modified by the Planning and Development Department:
  - a. A patio or porch oriented to Encanto Boulevard and designed to maintain consistency with the design characteristics of the existing

historical structures on the site. Porches and patios shall have visual or physical access to the public sidewalk along Encanto Boulevard.

- b. Windows and/or balconies with visual access to the public sidewalk along Encanto Boulevard.
6. No solid perimeter wall greater than 36 inches in height shall be permitted between the plane of the buildings and the Encanto Boulevard right-of-way.
7. The developer shall provide a system of clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces which provide direct connections between all building entrances and exits and all public sidewalks, as approved or modified by the Planning and Development Department.
8. 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.
9. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
10. 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.
11. 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.
12. 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.
13. 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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