

Attachment D

REPORT OF PLANNING COMMISSION ACTION August 6, 2020

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-21-20-8
Location:	Southeast corner of 18th Street and Garfield Street
From:	R-4
To:	WU Code T5:2 EG HP
Acreage:	4.91
Proposal:	Adaptive reuse of the former Crippled Children's Hospital and to designate the historic building on the Phoenix Historic Property Register
Applicant:	City of Phoenix, Housing Department
Owner:	City of Phoenix, Housing Department
Representative:	City of Phoenix, Housing Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Historic Preservation Commission:
6/15/2020 Approval, per the staff recommendation. Vote 8-0.

Village Planning Committee (VPC) Recommendation:
Central City 7/13/2020 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-21-20-8, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Maker: Shank
Second: Gaynor
Vote: 7-0
Absent: Gorraiz, Howard
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Public/Quasi-Public.

2. The proposed development is within the Eastlake-Garfield TOD District and is compatible for the vision of this parcel and area.
3. The proposal to adaptively reuse the existing historically designated building for an employment and education center use is consistent with the Land Use Section of the Eastlake-Garfield TOD District Policy Plan.

Stipulations:

1. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
2. 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.
3. 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.
4. 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.
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. The developer shall provide at least one accessible pedestrian pathway from the sidewalk on 18th Street, 19th Street, Garfield Street and McKinley Street to a building entrance, as approved by the Planning and Development Department.
7. The developer shall dedicate a 20-foot right-of-way triangle at all four corners of the property, as approved 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.

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