

Attachment G

REPORT OF PLANNING COMMISSION ACTION October 3, 2019

ITEM NO: 4	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-18-19-4
Location:	Northwest corner of Central Avenue and Indian School Road
From:	C-3 TOD-1
To:	WU Code T5:5 UT
Acreage:	10.39
Proposal:	Multifamily residential
Applicant:	Stephen C. Earl - Earl, Curley & Lagarde
Owner:	Bayless Investment and Trading Co.
Representative:	Stephen C. Earl - Earl, Curley & Lagarde

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 7/1/2019 Continued. Vote: 12-0.

Encanto 8/5/2019 Continued. Vote: 11-0.

Encanto 9/9/2019 Approval, per the staff recommendation with additional stipulations.
Vote: 8-4.

Planning Commission Recommendation: Approval, per the staff memo dated October 3, 2019 with a modified stipulation.

Motion Discussion: Commissioner Johnson made a MOTION to approve Z-18-19-4, per the staff memo dated October 3, 2019 with a modification to Stipulation No. 2 to read that, "the development shall utilize enhanced architectural features, such as a variety of materials and building pop-outs along all street frontages, as well as the mid-century modern metal decorative element as depicted on the elevations date stamped September 13, 2019 to accentuate the corner of Central Avenue and Indian School Road, as well as corresponding smaller features along Central Avenue, and Indian School Road, as approved by the Planning and Development Department"

Commissioner Howard seconded the motion.

Commissioner Gaynor asked for clarification of the location of the Light Rail Transit Station.

Ms. Escolar stated that it was just east of the site on Central Avenue.

Commissioner Gorraiz stated his concern for parking and people parking within the neighborhood and asked for clarification on the stipulation about no left turns on 3rd Avenue and whether or not it was set in stone.

Ms. Escolar responded that the way the stipulation was written allows flexibility on how they do that, but the developer does have to meet the stipulation to limit right-in and left-out on 3rd Avenue.

Motion details: Commissioner Johnson made a MOTION to approve Z-18-19-4, per the staff memo dated October 3, 2019 with a modified stipulation.

Maker: Johnson
Second: Howard
Vote: 8-0
Absent: Montalvo
Opposition Present: Yes

Findings:

1. The proposal is consistent with the Commercial General Plan Land Use Map designation and the TOD Strategic Policy Frameworks Major Urban Center placetype designation.
2. Utilization of the Walkable Urban Code will facilitate the development of a pedestrian oriented project along the light rail corridor.
3. The proposal will allow additional housing options for the significant number of residents in the Uptown TOD District.

Stipulations:

1. There shall be enhanced pavement, in the form of brick or stamped or colored concrete, for pedestrian entrances into the building at the intersection of Central Avenue and Indian School Road and at the northern end of the site along Central Avenue, as approved by the Planning and Development Department
2. THE DEVELOPMENT SHALL UTILIZE **ENHANCED ARCHITECTURAL FEATURES, SUCH AS A VARIETY OF MATERIALS AND BUILDING POP-OUTS ALONG ALL STREET FRONTAGES, AS WELL AS** THE MID-CENTURY MODERN METAL DECORATIVE ELEMENT AS DEPICTED ON THE ELEVATIONS DATE STAMPED SEPTEMBER 13, 2019 TO ACCENTUATE THE CORNER OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD, AS WELL AS CORRESPONDING SMALLER FEATURES ALONG CENTRAL AVENUE, AND INDIAN SCHOOL ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THE DEVELOPMENT SHALL UTILIZE A CONTINUOUS STOREFRONT FRONTAGE PER THE REQUIREMENTS OF SECTION 135.B. FOR A MINIMUM OF 265 LINEAR FEET BEGINNING AT THE NORTHERN PROPERTY LINE ALONG CENTRAL AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

4. A MINIMUM OF 55 LINEAR FEET AND A TOTAL SQUARE FOOTAGE OF 1,600 SQUARE FEET ALONG CENTRAL AVENUE SHALL NOT BE RESERVED FOR INDIVIDUAL UNITS, RESIDENTIAL LOBBY, LEASING OFFICE OR OTHER TENANT ONLY AMENITIES RELATED TO THE PRIMARY MULTIFAMILY USE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~2.~~ The required public open space areas shall include seating areas, A
5. DRINKING FOUNTAIN FOR PERSONS AND PETS, SECURED BICYCLE PARKING, and art and shade elements, as approved by the planning and development department.
- ~~3.~~ The parking lot area shall have shaded pedestrian pathways consisting of
6. decorative materials such as brick, stamped or colored concrete or similar material that connects residents into the buildings, as approved by the Planning and Development Department.
- ~~4.~~ A minimum 25% of the parking lot area shall be shaded, as approved by the
7. Planning and Development Department.
- ~~5.~~ Parking garages or individual unit garages shall not front onto or have direct
8. access to and from 3rd Avenue.
- ~~6.~~ The sidewalk along Indian School Road shall be detached with a minimum 50
9. percent 8-foot wide and minimum 50 percent 6-foot-wide landscape strip located between the sidewalk and back of curb. The streetscape landscaping shall be in compliance with the WU-Code standards for planting, type, size and quantity per section 1309 of the Phoenix Zoning Ordinance and palm trees shall be planted between shade trees, as approved by the Planning and Development Department.
- ~~7.~~ The sidewalk along 3rd Avenue shall be detached with a minimum 5-foot wide
10. landscape strip located between the sidewalk and back of curb. The streetscape landscaping shall be in compliance with the WU-Code standards for planting, type, size and quantity per section 1309 of the Phoenix Zoning Ordinance and palm trees shall be planted between shade trees, as approved by the Planning and Development Department.
- ~~8.~~ The developer shall provide secured bicycle parking for the required bicycle
11. parking spaces up to a maximum of 50 spaces. In addition, a minimum of four inverted U-bicycle racks for guests located near entrances to the building and a minimum of two inverted U-bicycle racks at each forecourt area shall be installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
12. THE DRIVEWAY ON 3RD AVENUE SHALL BE LIMITED TO RIGHT-IN AND LEFT-OUT ONLY, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

- ~~9.~~ 13. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
- ~~10.~~ 14. A 10-foot sidewalk easement shall be dedicated on the north side of Indian School Road and on the west side of Central Avenue, as approved by the Planning and Development Department.
- ~~11.~~ 15. The developer shall construct a 6-foot wide detached sidewalk along the north side of Indian School Road. The required setback shall be determined by the Planning and Development Department.
- ~~12.~~ 16. Vehicular access to the site from 3rd Avenue shall be limited to a maximum of one shared access driveway. No vehicular driveways to individual units or garages shall be allowed for the entire site frontage.
- ~~13.~~ 17. The Central Avenue frontage shall comply with the Central Avenue Development Standards.
- ~~14.~~ 18. 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.
- ~~15.~~ 19. Dedication of right-of-way and reconstruction of a bus bay and bus stop pad along westbound Indian School Road west of Central Avenue shall be provided. The bus bay shall be spaced from the intersection of Central Avenue and Indian School Road according to the City of Phoenix Standard Detail P1258. The bus bay shall be constructed according to City of Phoenix Standard Detail P1256 with a connected bus stop pad constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. The entirety of the bus bay shall remain outside of any and all right-hand turn deceleration lanes.
- ~~16.~~ 20. 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 to future owners or tenants of the property.
- ~~17.~~ 21. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.