

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 2	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-9-19-4 (Companion Case GPA-EN-1-19-4)
Location:	Northeast corner of Central Avenue and Indian School Road
From:	R-5 TOD-1 PISSP (Approved C-2 TOD-1 PISSP) and R-5 TOD-1 PISSP (Approved C-2 H-R TOD-1 PISSP)
To:	WU Code T6:HWR UT
Acreage:	17.82
Proposal:	Mixed-use
Applicant:	Withey Morris, PLC - Jason Morris
Owner:	Central Park I, LLC
Representative:	Withey Morris, PLC - Jason Morris

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 5/6/2019 Approval, per the staff recommendation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-9-19-4, per Addendum A Staff Report.

Maker: Shank
Second: Montalvo
Vote: 9-0
Absent: None
Opposition Present: Yes

Findings:

1. The proposal will contribute to the Uptown TOD policy plan economic development, housing and health element which identified the subject property as an economic opportunity site in need of additional housing in the form of a mixed-use development with active frontages.
2. As stipulated, the pedestrian pathways will contribute to the walkability and connectivity for the Central Avenue and Indian School Road transit station.
3. Utilization of the Walkable Urban Code will facilitate the development of another

pedestrian oriented project along the light rail corridor and implement many of the elements of the Phoenix Indian School Specific Plan.

4. Proposal will allow additional housing, employment and entertainment options for the significant number of residents in the Uptown TOD District.

Stipulations:

1. The maximum building height shall be limited to 400 feet.
2. A minimum 1 gross acre public pedestrian plaza/public open space area shall be provided at the intersection of Central Avenue and Indian School Road.
3. A linear view corridor that is an average of 85 feet in width, minimum 60 feet in width, measured at the ground level and between buildings shall be provided from the southwest corner of the site to the northeast corner of the site and begin with the pedestrian plaza. The view corridor shall focus on the historic cafeteria tower and on the mountain views (Piestewa Peak) and be in general conformance with the Uptown TOD conceptual Master Plan, as approved by the Planning and Development Department.
4. A minimum 26-foot-wide primary and a minimum 10-foot-wide secondary public pedestrian accessway shall be located within the view corridor and shall be constructed of a decorative material, as approved by the Planning and Development Department. The public accessway shall be provided at the southwest corner of the site and extend to the northeast end of the site.
5. A minimum 26-foot-wide public pedestrian accessway shall be provided from the public primary pedestrian accessway within the view corridor and connecting to the light rail pedestrian crossing along the western property line, and shall be constructed with decorative material, as approved by the Planning and Development Department.
6. The development shall provide a minimum 30 percent public open space on the site, excluding perimeter setbacks, as approved by the Planning and Development Department.
7. The development shall include a minimum of three distinct public open space areas, a minimum of 20,000 square feet in size and shall be oriented to capture the view of the historic cafeteria tower and the mountain views (Piestewa Peak). Each open space area shall follow the guidelines established in Section 1310 of the Phoenix Zoning Ordinance, as approved by Planning and Development. All open space areas shall provide seating and be open to the public.
8. All pedestrian crossings, including but not limited to the stipulated public pedestrian accessways, constructed across driveways, shall be raised and shall consist of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
9. ~~A minimum 8 foot wide sidewalk along Indian School Road shall be detached with a minimum 30 foot wide landscape strip located between the sidewalk and back of curb,~~

~~as approved by the Planning and Development and Street Transportation Department. The landscape strip and sidewalk may taper to allow for the sidewalk to appropriately transition into the 1-acre open space area at the intersection of Central Avenue and Indian School Road, as approved by the Planning and Development and Street Transportation Department. The landscape strip shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings between the existing Palm trees and along both sides of the sidewalk, as approved by the Planning and Development Department.~~

9. ONE OF THE FOLLOWING STREETSCAPE TREATMENTS SHALL BE PROVIDED ALONG INDIAN SCHOOL ROAD:

A. A MINIMUM 15-FOOT-WIDE UNINTERRUPTED PUBLIC PEDESTRIAN ACCESSWAY LOCATED BEHIND THE BACK OF A MINIMUM 10-FOOT WIDE DETACHED LANDSCAPE STRIP. THE LANDSCAPE STRIP MAY TAPER TO ALLOW FOR AN APPROPRIATE TRANSITION INTO THE ONE-GROSS ACRE OPEN SPACE AREA AT THE INTERSECTION OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD. THE ACCESSWAY SHALL CONNECT TO THE 1 GROSS ACRE OPEN SPACE AREA AND SHALL PROVIDE THE FOLLOWING AMENITIES OR SIMILAR FEATURES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1. MINIMUM FOUR GATHERING AREAS WITH SEATING.
2. MINIMUM FOUR LANDSCAPE PLANTERS.
3. DECORATIVE PAVEMENT.
4. ART ELEMENTS.
5. DECORATIVE BOLLARD LIGHTING ALONG THE ENTIRE FRONTAGE

B. A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK AND A LANDSCAPE STRIP ALONG INDIAN SCHOOL ROAD FOR THE LENGTH OF THE PROJECT SITE. THE LANDSCAPE STRIP, TO BE LOCATED BETWEEN THE SIDEWALK AND THE BACK OF CURB, SHALL BEGIN AT A MINIMUM OF 30 FEET IN WIDTH AT THE EASTERN PROPERTY LINE AND MAY TAPER TO A MINIMUM OF 15 FEET IN WIDTH, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPE STRIP SHALL INCLUDE A MINIMUM OF 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS BETWEEN THE EXISTING PALM TREES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

10. Bicycle parking shall be provided as follows:

- a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
- b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
- c. A minimum of 10% of the required bicycle parking for nonresidential uses shall

be secured.

11. The developer shall submit a Traffic Impact Study/Statement (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City upon satisfactory resolutions of review comments by the City staff, as approved by the Street Transportation Department and the Planning and Development Department.
12. The development shall provide an internal vehicular and pedestrian circulation plan to address ingress and egress to and from the site, vehicle loading, pick up and drop off locations, pedestrian connections to existing light rail station and proposed mitigation to potential vehicle / pedestrian conflict points internal and external to the site. No preliminary approval of plans shall be granted until the internal vehicular and pedestrian circulation plan has been reviewed and approved by the Street Transportation and Planning and Development Department.
13. The development shall underground the existing overhead utility lines adjacent to Indian School Road for the entirety of its frontage, as approved by the Planning and Development Department.
14. Proposed site ingress and egress points to align with existing street network locations, as approved by the Planning and Development Department.
15. The Central Avenue frontage shall comply with the Central Avenue Development Standards.
16. 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.
17. 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.
18. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.
19. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, A REPORT PREPARED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST DETERMINING THE HISTORY OF PAST USES OF THE PROPERTY SHALL BE SUBMITTED TO THE CITY ARCHAEOLOGY OFFICE FOR REVIEW AND COMMENT. THE REPORT SHALL INCLUDE COMPLIANCE WITH ARS 41-865, (ARIZONA BURIAL LAW). RESULTS OF THE PLAN SHALL INCLUDE A RECOMMENDATION FOR FURTHER ARCHAEOLOGIST TESTING OR ADDITIONAL MONITORING IF RECOMMENDED.
49. If determined necessary by the Phoenix Archaeology Office, the applicant shall
20. 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.

- ~~20.~~ If Phase I data testing is required, and if, upon review of the results from the Phase I
- 21. 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.
- ~~24.~~ In the event archaeological materials are encountered during construction, the
- 22. 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.