

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION August 6, 2020

ITEM NO: 15	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-18-20-8
Location:	Northwest corner of 12th Street and Washington Street
From:	C-1 TOD-1 and C-3 TOD-1
To:	WU Code T5:6 EG
Acreage:	3.00
Proposal:	Multifamily residential with ground floor retail
Applicant:	Withey Morris, PLC - George Pasquel III
Owner:	Urban Phoenix Holding, LLC
Representative:	Withey Morris, PLC - George Pasquel III

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 7/13/2020 Approval, per the staff recommendation. Vote: 11-3.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-18-20-8, per the Central City Village Planning Committee recommendation.

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

#### **Findings:**

1. The proposal is consistent with the surrounding entitlements and approved policy plans.
2. This infill proposal provides a new housing option to contribute to the mix of housing types in the area.
3. The proposed increased scale and intensity is supported by the TOD Strategic Policy Framework and the Eastlake-Garfield TOD Policy Plan in proximity to the light rail corridor.

Stipulations:

1. All trees required per Section 1309 shall be a minimum of 3-inch caliper large canopy, single-trunk, shade trees as approved by the Planning and Development Department. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.
2. All required bicycle parking per Section 1307.H.6. of the Phoenix Zoning Ordinance shall be secured parking. In addition, a minimum of six inverted U-bicycle racks (12 spaces), artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or Outdoor/Covered Bicycle Facilities shall be provided for guests. These facilities shall be located near building entrances and installed per the requirements of Section 1307.H. of the Zoning Ordinance and approved by the Planning and Development Department.
3. A bicycle repair station ("fix it station") shall be provided on the site or within the main building. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department. In the event the site does not develop as multifamily residences, alternate transit-oriented development amenities may be approved by the Planning and Development Department.
4. Right-of-way shall be dedicated, and a transit pad shall be constructed with a minimum depth of 10 feet (Standard Detail P1260) along southbound 12th Street north of Washington Street, as approved by the Planning and Development Department. The transit pad shall be located not less than 50 feet north of the intersection of 12th Street and Washington Street. Final placement of bus stop pad shall be approved by the Public Transit Department.
5. The right-of-way and transit pad with a minimum depth of ten feet (Standard Detail P1262) shall be retained along westbound Washington Street west of 12th Street, as approved by the Planning and Development Department. The transit pad shall be spaced from the intersection of 12th Street and Washington Street according to City of Phoenix Standard Detail P1258, as approved by the Public Transit Department.
6. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. Prior to final site plan approval, the developer shall fund and submit an approved striping plan for a high visibility pedestrian crosswalk across 12th Street and Washington Street, as approved by the Street Transportation Department.
8. The developer shall provide a minimum 10-foot-wide landscape area between the sidewalk and back of curb along 12th Street, as approved by the Planning and Development Department.

9. The developer shall improve the alley per the local street paving standards for the entire length of the site, as approved by the Planning and Development Department.
10. The developer shall provide a minimum 75 percent shaded pedestrian pathway from the main building entrance to the bus stop along Washington Street, as approved by the Planning and Development Department.
11. 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.
12. 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.
13. 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.
14. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
15. 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.
16. 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.
17. 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.