

Attachment E

REPORT OF PLANNING COMMISSION ACTION March 7, 2019

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-87-18-4
Location:	Southeast corner of Central Avenue and Indianola Avenue
From:	C-2 TOD-1 and C-3 TOD-1
To:	WU Code T5:6 MT
Acreage:	3.70
Proposal:	Multifamily residential
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	MAC Property, LTD
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 2/4/2019 Approval, per the staff recommendation, with an additional stipulation.
Vote: 8-1.

Planning Commission Recommendation: Approval, per the staff memo dated March 7, 2019.

Motion Discussion: N/A

Motion details: Commissioner Heck made a MOTION to approve Z-87-18-4, per the staff memo dated March 7, 2019.

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

Findings:

1. The proposal is consistent with the surrounding land use pattern.
2. This infill proposal provides a new housing option to contribute to the mix of housing types in the area, and addresses the Midtown TOD Policy Plan's goals for more housing in the district.
3. Utilization of the Walkable Urban Code will facilitate the development of another pedestrian oriented project along the light rail corridor.

4. Proposal will provide additional housing options for the significant number of employers/employees in the Midtown TOD District.

Stipulations:

1. The developer shall (re)construct sidewalk and landscape improvements to comply with Section 1312.C.1.c of the Zoning Ordinance, as approved by the Planning and Development Department.
2. The development shall comply with the Central Avenue Development Standards, as approved by the Planning and Development Department.
3. The development shall provide a minimum 75% shaded pedestrian connection minimum 5 feet in width across the site to connect from Central Avenue to Clarendon Avenue, as approved by the Planning and Development Department. Shade calculations shall be based on the summer solstice at 12:00 p.m.
4. The development shall install, as approved by the Planning and Development Department:
 - a. All required bicycle parking spaces for the multifamily use, per Section 1307.H.6.d of the Zoning Ordinance, as secured bicycle parking.
 - b. A minimum of 5 inverted-U style bicycle racks for guests, placed near entrances to the building and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance.
- ~~5. The applicant shall complete documentation of the eligible historic property (former Greater Arizona Savings & Loan Association building, 3825 N. Central Avenue), prior to the approval of any demolition or building permits for the new development. Documentation shall be completed consistent with Part IV of the Arizona Reporting Standards for Cultural Resources and as approved by the Historic Preservation Office.~~
5. 6. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the southeast corner of Central Avenue and Indianola Avenue, as approved by the Planning and Development Department.
6. 7. 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.
7. 8. 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.
8. 9. 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.

9. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE
- ~~10.~~ PLAN DATE STAMPED DECEMBER 4, 2018, AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.

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