

Attachment D

REPORT OF PLANNING COMMISSION ACTION August 1, 2019

ITEM NO: 11	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-4-19-8 (Rito's Mexican Food PUD)
Location:	Northeast corner of 14th Street and Garfield Street
From:	R-5 RI and R-4 RI HP
To:	PUD and PUD HP
Acreage:	0.69
Proposal:	PUD to allow a mix of uses including the existing restaurant
Applicant:	Berry Riddell, LLC; Wendy Riddell
Owner:	Rito's Mexican Food, LLC
Representative:	Berry Riddell, LLC; Wendy Riddell

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 7/8/2019 Approval, per the staff recommendation. Vote: 18-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-4-19-8, per the Central City Village Planning Committee recommendation.

Maker: Howard
Second: Glenn
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The proposal is consistent with several General Plan policies and allows for a small business to thrive, while ensuring that future development will adhere to our Walkable Urban Code standards.
2. The proposal is compatible with the character of the surrounding area and promotes the vision of the Eastlake-Garfield TOD Policy Plan.
3. The proposed interim development standards and future Walkable Urban Code Transect T5:2, will ensure consistency in scale and character with the surrounding land use pattern.

Stipulations:

1. An updated Development Narrative for the Rito's Mexican Food PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 21, 2019, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]
2. The developer shall record a Notice to Perspective 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.
3. The developer shall dedicate right-of-way and reconstruct the bus pad on eastbound Roosevelt Street east of 14th Street, which shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet.
4. 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.