

Attachment D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: September 5, 2019

From: Maja Brkovic
Planner II* Village

Subject: ITEM NO. 8 (Z-38-19-4) – APPROXIMATELY 280 FEET EAST OF THE
NORTHEAST CORNER OF CENTRAL AVENUE AND COLUMBUS AVENUE

This memo is to address staff comments regarding the Encanto Village Planning Committee recommendation for Z-38-19-4 and to provide a revised staff recommendation that incorporates the Village Planning Committee recommendation with a modification to the added stipulation.

At the August 5, 2019 Encanto Village Planning Committee meeting, the Committee recommended approval by a vote of 10-1 to approve Z-38-19-4, a request for WU Code Transect 5:7 MT to allow multifamily residential per the staff recommendation with an additional stipulation. The property is currently owned by the City of Phoenix Housing Department. The Housing Department will work in conjunction with the Community and Economic Development Department to select a future developer of the property through a formal procurement process. The added stipulation required that the site plan and elevations be reviewed by the Village Planning Committee once a successful proposer is selected as part of the Request for Proposal. Staff is requesting that the stipulation be modified to provide clarity and capture the intent of the stipulation.

STAFF RECOMMENDED STIPULATIONS FOR Z-38-19-4:

1. A minimum 10-foot wide open space area shall be provided along the western property line, as approved by the Planning and Development Department.
2. The development shall provide a shaded pedestrian accessway through the center of the site from east to west connecting to the open space area along the western property line, as approved by Planning and Development Department.
3. The development shall provide a minimum of one shaded pedestrian accessway across the site from north to south, as approved by the Planning and Development Department. This shall be separate and distinct from any pedestrian accessway located in the open space area in Stipulation No. 1.
4. 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.
5. 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.
6. 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.
7. THE SITE PLAN AND ELEVATIONS SHALL BE REVIEWED BY THE ENCANTO VILLAGE PLANNING COMMITTEE **FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL** ~~ONCE A REQUEST FOR PROPOSAL (RFP) SUCCESSFUL PROPOSER IS~~ **SELECTED AS PART OF THE REQUEST FOR PROPOSALS.**