

## Attachment C



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### ADDENDUM A

#### Staff Report: Z-60-17-4

November 2, 2017

<b>Encanto Planning Committee Meeting Date:</b>	November 6, 2017
<b>Planning Commission Date:</b>	December 7, 2017
<b>Request From:</b>	C-2 (Intermediate Commercial) H-R (High Rise and High Density District) HGT/WVR (Height Waiver) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (2.61 acres) R-4 (Multifamily Residence District) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (0.08 acres), and R-5 (Multifamily Residence District) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (0.08 acres)
<b>Request To:</b>	WU (Walkable Urban Code) T5:7 MT (Midtown Transit Oriented Development District) (2.77 acres)
<b>Proposed Use:</b>	Mixed-Use (Multifamily and Commercial)
<b>Location:</b>	Northeast corner of Central Avenue and Columbus Avenue
<b>Owner:</b>	Ironline Partners -Central & Columbus, LLC
<b>Applicant:</b>	Fore Green Development LLC, Jeff Kern
<b>Representative:</b>	Gammage & Burnham PLC, Stephen W Anderson
<b>Staff Recommendation:</b>	Approval, subject to stipulations

After additional review of the existing street conditions on Columbus Avenue and Weldon Avenue, staff recommends the removal of Stipulation #1. Columbus Avenue and Weldon Avenue, which are both local streets, are currently signed for no parking adjacent to the site. Therefore, the inclusion of Stipulation #1 is not necessary for this case.

Staff recommends the removal of Stipulation #1 as outlined below:

### **Revised Stipulations**

- ~~1.~~ The site shall be in general conformance to the site plan date stamped October 10, 2017 with specific regard to there being no provision for on-street parking on Columbus Avenue and Weldon Avenue.
- 1.2- 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, shall be 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.
- ~~2.3-~~ 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.