

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION

December 6, 2018

*REVISED December 14, 2018

ITEM NO: 3	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-50-18-4
Location:	Northeast corner of 17th Avenue and Roosevelt Street
From:	R-5
To:	PUD and PUD HP
Acreage:	5.02
Proposal:	Planned Unit Development to allow mixed use (light industrial, commercial, and multifamily residential)
Applicant:	George A. Pasquel III, Withey Morris, PLC
Owner:	Jay Visconti
Representative:	George A. Pasquel III, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Historic Preservation Commission Recommendation:

11/19/2018 Approval. Vote: 6-0.

Village Planning Committee (VPC) Recommendation:

Central City 9/17/2018 Information only.

Central City 11/19/2018 Approval, per the staff recommendation with additional stipulations. Vote: 12-1.

Planning Commission Recommendation: Approval, as recommended by the Central City Village Planning Committee.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-50-18-4, as recommended by the Central City Village Planning Committee.

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

Findings:

1. The request conforms to the General Plan Land Use Map designation of Commercial.
2. The request will help preserve and adaptively reuse the National Guard Armory building

with the addition of an Historic Preservation Overlay.

3. The proposal provides the opportunity to develop an underutilized site that will enhance the surrounding neighborhood.

Stipulations:

1. An updated Development Narrative for The Armory 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 October 31, 2018, as modified by the following stipulations:
 - a. Development Standards Table: Include "Street" with Linden and Roosevelt.
 - * B. PAGE 3, OUTDOOR EVENTS AND PERFORMANCES: CHANGE THE LANGUAGE TO FOLLOWING "OUTDOOR EVENTS AND PERFORMANCES ARE SUBJECT TO A USE PERMIT AND THE FOLLOWING:"
 - * C. PAGE 3, OUTDOOR EVENTS AND PERFORMANCES, C: CHANGE THE TIME FROM 12:00 A.M. TO 11:00 P.M. FOR FRIDAY AND SATURDAY EVENTS.
 - * D. PAGE 4, MAXIMUM BUILDING HEIGHT: DELETE "80 FEET WITH A USE PERMIT AND SITE PLAN".
 - * ~~b~~-E. Page 4: Change the 24-inch box Palo Verde tree measurement to an inch caliper measurement.
 - * ~~e~~-F. Page 4: Add "maximum" to lot coverage.
 - * ~~d~~-G. Include bicycle parking for the "interim use with maker spaces", per Section 1307.H of the Zoning Ordinance.
 - * ~~e~~-H. Exhibit B: Include Linden Street on the aerial map and site map.
 - * ~~f~~-I. Exhibit C: Change out exhibit to include PUD and PUD HP area.
2. The development must be 1 foot above base flood elevation and lowest adjacent grade must be at or above base flood elevation to comply with federal, state, and city floodplain regulations.
3. 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.

4. The applicant shall conduct Phase II archaeological data recovery excavations 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.
5. 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.

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