

Attachment D

REPORT OF PLANNING COMMISSION ACTION

May 2, 2019

ITEM NO: 7	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-13-19-4
Location:	Northwest corner of Central Avenue and Catalina Drive
From:	C-2 H-R TOD-1
To:	WU Code T6:HWR MT
Acreage:	40.51
Proposal:	Mixed-use
Applicant:	Withey Morris, PLC/William F. Allison
Owner:	HPPC, LLC and HPPC II, LLC
Representative:	Withey Morris, PLC/William F. Allison

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 4/8/2019 Approval, per the staff recommendation with an additional stipulation.

Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Wininger made a MOTION to approve Z-13-19-4, per the Encanto Village Planning Committee recommendation.

Maker: Wininger
Second: Montalvo
Vote: 8-0
Absent: Shank
Opposition Present: No

Findings:

1. The proposal will contribute to the Midtown TOD policy plan health and housing element which envisioned active frontages along Central Avenue and mixed-use development at the site.
2. As stipulated, the pedestrian pathways will contribute to the walkability and connectivity for the Park Central area.
3. Utilization of the Walkable Urban Code will facilitate the development of another

pedestrian oriented project along the light rail corridor.

4. Proposal will allow additional housing and employment options for the significant number of residents in the Midtown TOD District.

Stipulations:

1. Building height shall be limited to the maximum heights identified on the Park Central Conceptual Land Use Exhibit date stamped March 28, 2019. The remainder of the site shall be limited to a maximum height of 250 feet.
2. The Earll Drive alignment between 1st Avenue and 3rd Avenue shall be treated as a secondary frontage and comply with the secondary frontage standards of the T6 District of the City of Phoenix Walkable Urban Code.
3. The development shall provide uninterrupted pedestrian pathways (driveways, loading and service berths excluded) at the following locations:
 - a. Central Avenue and 3rd Avenue via the Earll Drive alignment and Catalina Drive.
 - b. Catalina Drive and Monterey Way via the 1st Avenue alignment.
 - c. Osborn Road and Earl Drive via 2nd Avenue.
4. THE DEVELOPMENT SHALL PROVIDE A MINIMUM TEN (10) PERCENT PUBLIC OPEN SPACE ON THE OVERALL 41 ACRE PROJECT SITE, WHICH MAY INCLUDE PASEOS, PEDESTRIAN PATHWAYS, PLAZAS AND GATHERING AREAS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE OPEN SPACE SHALL BE SHOWN AND UPDATED ON THE MASTER SITE PLAN FOR THE PROPERTY AS THE PROPERTY DEVELOPS.
- 4-5. Open space areas shall conform to Section 1310 of the Phoenix Zoning Ordinance. The open space areas shall provide at a minimum decorative paving, landscaping, shade elements, trash receptacles, art and artistic elements and seating areas and shall be located at the following locations:
 - a. Central Avenue and the Earll Drive alignment.
 - b. 2nd Place and the Earll Drive alignment.
 - c. 3rd Avenue and the Earll Drive alignment.
- 5-6. Building elevations shall have a cohesive design theme throughout the development, as approved by the Planning and Development Department.
- 6-7. 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.
 - c. A minimum of 10% of the required bicycle parking for nonresidential uses shall be secured.
- ~~7.8.~~ The Central Avenue frontage shall comply with the Central Avenue Development Standards.
- ~~8.9.~~ 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.
- ~~9.10.~~ The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operation characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
- ~~10.~~
11. 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.