

Attachment D

REPORT OF PLANNING COMMISSION ACTION May 2, 2019

ITEM NO: 4	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-73-18-4
Location:	Approximately 76 feet south of the southwest corner of 24th Avenue and Avalon Drive
From:	R1-6
To:	R-3A
Acreage:	2.05
Proposal:	Multifamily residential
Applicant:	W. Ralph Pew, Pew & Lake, PLC
Owner:	Ridgeway Investments, LLC
Representative:	W. Ralph Pew, Pew & Lake, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 4/8/2019 Approval, per the staff recommendation. Vote: 8-4

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

Motion Discussion: Commissioner Glenn made a MOTION to approve Z-73-18-4, per the Encanto Village Planning Committee recommendation, with the additional staff recommended standard Proposition 207 waiver of claims stipulation, and an additional stipulation to limit to a maximum of 39 units.

Motion details: Commissioner Glenn made a MOTION to approve Z-73-18-4, per the Encanto Village Planning Committee recommendation, with an additional stipulation as read into the record and an additional stipulation to limit to a maximum of 39 units.

Maker: Glenn
Second: Gorraiz
Vote: 8-0
Absent: Shank
Opposition Present: Yes

Findings:

1. The proposal will allow for additional housing opportunities in the Encanto village.
2. The proposed development is consistent with policies identified in the Black Canyon/Maricopa Freeway Specific Plan.

3. The proposal will provide compatible development on a vacant site which will contribute to enhancing the area.
4. As stipulated, the development will promote a pedestrian friendly environment and increase tree canopy within the City of Phoenix.

Stipulations:

1. THE DEVELOPMENT IS LIMITED TO A MAXIMUM OF 39 UNITS.
- ~~4~~.2. The maximum building height shall be limited to 2 stories and 30 feet.
- ~~2~~.3. All building elevations shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
- ~~3~~.4. The buildings shall contain brick or block architectural embellishments and detailing, as approved by the Planning and Development Department.
- ~~4~~.5. There shall be a mixture of articulated roofline features a minimum of every 50 linear feet.
- ~~5~~.6. Units 1 through 8 located along 24th Avenue, as depicted on the site plan date stamped March 27, 2019, shall front onto 24th Avenue and incorporate an entryway that is either elevated, depressed or include a feature such as a low wall to accentuate the primary entrances to the unit, as approved by the Planning and Development Department.
- ~~6~~.7. Units 1 through 8 located along 24th Avenue, as depicted on the site plan date stamped March 27, 2019, shall contain on site pedestrian walkways connecting to the sidewalk and shall be made up of a decorative material such as colored or stamped concrete or pavers, as approved by the Planning and Development Department.
- ~~7~~.8. The sidewalk along 24th Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
- ~~8~~.9. Trees located within the required landscape setback along 24th Avenue shall be a minimum of three inches in caliper.
- ~~9~~. Trees located within the required landscape setbacks along the north, south and west
10. shall be a minimum of 50% two inches in caliper and 50% three inches in caliper.
- ~~10~~. All surface parking must be setback a minimum of 23 feet along 24th Avenue,
11. measured from the property line, or be located behind a building, as approved by the Planning and Development Department.

41. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
12. Right-of-way totaling 20 feet shall be dedicated for the west half of 24th Avenue, as approved by the Planning and Development Department.
42. The developer shall construct a 4-foot wide sidewalk and curb ramps on 24th Avenue, as approved by Planning and Development Department.
13. 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.
44. 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.
15. If Phase I data testing is required, and 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, the applicant shall conduct Phase II archaeological data recovery excavations.
46. 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.
17. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

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