

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION February 2, 2023

|                 |   |
|-----------------|---|
| ITEM NO: 8      |   |
|                 | DISTRICT NO.: 8   |
| SUBJECT:        |   |
|                 |   |
| Application #:  | Z-70-22-8   |
| Location:       | Approximately 360 feet west of the northwest corner of 30th Street and Van Buren Street |
| From:           | C-3   |
| To:             | WU Code T5:3 GW   |
| Acreage:        | 1.61  |
| Proposal:       | Multifamily residential   |
| Applicant:      | Mark Holleran   |
| Owner:          | Arizona Housing, Inc., AHI 2900 East Van Buren, LLC                                     |
| Representative: | Kyle Bogasky  |

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulation.

Village Planning Committee (VPC) Recommendation:

**Central City** 1/9/2023 Approval, per the staff recommendation. Vote: 16-0.

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

Motion Discussion: N/A

Motion details: Vice-Chairman Gaynor made a MOTION to approve Z-70-22-8, per the Central City Village Planning Committee recommendation.

Maker: Vice-Chairman Gaynor

Second: Jaramillo

Vote: 9-0

Absent: None

Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation and the Gateway TOD Policy Plan vision for the site.
2. The proposal will redevelop a vacant motel and provide a new housing option to contribute to the mix of housing types in the area and will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Gateway TOD Policy Plan, Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The south building elevations of the new structure shall provide a minimum 25 percent glazing on the ground floor, as approved by the Planning and Development Department.
2. Secure bicycle parking pursuant to Section 1307.H.6 of the Zoning Ordinance shall be provided for the total units on the site. In addition, the development shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
  - a. 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.
  - b. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.
3. The developer shall dedicate a 10-foot-wide sidewalk easement along the north side of Van Buren Street, except for those areas where a current building footprint exists. Any future removal of building along Van Buren Street will require a 10-foot-wide sidewalk easement dedication, as approved by the Planning and Development Department.
4. The developer shall maintain the existing width of the landscape strip area along the north side of Van Buren Street between the sidewalk and back of the curb, replenish and maintain the landscaping within it, and construct a minimum 6-foot-wide detached sidewalk, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalks, 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.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
7. 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.

8. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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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