

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-23-19-8
Location:	Approximately 165 feet east of the southeast corner of the 35th Street alignment and Van Buren Street
From:	C-3
To:	WU Code T5:3 GW
Acreage:	3.21
Proposal:	Multifamily residential and mixed use
Applicant:	Chicanos Por La Causa (CPLC)
Owner:	Vista Village on Van Buren, LLC
Representative:	Jerry Cook, Cook Associates

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 11/18/2019 Approval, per the staff recommendation. Vote: 14-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-23-19-8, per the Central City Village Planning Committee recommendation.

Maker: Shank
Second: Howard
Vote: 8-0-1 (Conflict: Gaynor)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is consistent with the Commercial General Plan Land Use Map designation and the TOD Strategic Policy Framework Medium Urban Center place type designation.
2. Utilization of the Walkable Urban Code will facilitate the development of a pedestrian oriented project within one half mile of a light rail station.

3. The proposal will allow additional housing options for the residents in the Gateway TOD District.

Stipulations:

1. The entire site, including the existing buildings, shall be brought into compliance with the development standards, design standards and design guidelines of the Walkable Urban Code (Chapter 13 of the Phoenix Zoning Ordinance) upon site plan approval and permit issuance for any new structure(s) on the site, as approved by the Planning and Development Department.
2. All elevations of the buildings shall contain architectural embellishments and detailing 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. The entire site, including the existing buildings, shall be brought into compliance with the development standards, design standards and design guidelines of the Walkable Urban Code (Chapter 13 of the Phoenix Zoning Ordinance) upon site plan approval and permit issuance for any new structure(s) on the site, as approved by the Planning and Development Department.
3. 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 five 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.
4. Properly illuminated pedestrian paths shall be provided between the parking lot and the buildings at convenient and accessible locations, as approved by the Planning and Development Department.
5. All pedestrian walkways where vehicle conflicts exist shall be delineated with alternative paving materials, as approved by the Planning and Development Department.
6. Traffic calming devices, shall be installed along the driveways of the property so that vehicles exercise caution prior to crossing the sidewalk when exiting the property, as approved by the Planning and Development Department.
7. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

8. If the City Archaeologist determines it is necessary, 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.
9. 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.
10. 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.
11. 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, as approved by the Planning and Development Department.
12. The developer shall provide a minimum 10-foot wide sidewalk easement on the south side of Van Buren Street for the entire length of property, as approved by the Planning and Development Department.

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