



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-60-17-4

November 2, 2017

Encanto Planning Committee Meeting Date:	November 6, 2017
Planning Commission Date:	December 7, 2017
Request From:	C-2 (Intermediate Commercial) H-R (High Rise and High Density District) HGT/WVR (Height Waiver) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (2.61 acres) R-4 (Multifamily Residence District) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (0.08 acres), and R-5 (Multifamily Residence District) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) (0.08 acres)
Request To:	WU (Walkable Urban Code) T5:7 MT (Midtown Transit Oriented Development District) (2.77 acres)
Proposed Use:	Mixed-Use (Multifamily and Commercial)
Location:	Northeast corner of Central Avenue and Columbus Avenue
Owner:	Ironline Partners -Central & Columbus, LLC
Applicant:	Fore Green Development LLC, Jeff Kern
Representative:	Gammage & Burnham PLC, Stephen W Anderson
Staff Recommendation:	Approval, subject to stipulations

After additional review of the existing street conditions on Columbus Avenue and Weldon Avenue, staff recommends the removal of Stipulation #1. Columbus Avenue and Weldon Avenue, which are both local streets, are currently signed for no parking adjacent to the site. Therefore, the inclusion of Stipulation #1 is not necessary for this case.

Staff recommends the removal of Stipulation #1 as outlined below:

Revised Stipulations

- ~~1.~~ ~~The site shall be in general conformance to the site plan date stamped October 10, 2017 with specific regard to there being no provision for on-street parking on Columbus Avenue and Weldon Avenue.~~
- 1.2- 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 5 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.
- 2.3- 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.