

Attachment D

REPORT OF PLANNING COMMISSION ACTION

March 7, 2019

* REVISED March 18, 2019

ITEM NO: 7	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-SP-9-18-6 (Companion case Z-84-18-6)
Location:	Approximately 370 feet south of the southwest corner of 7th Street and Maryland Avenue
From:	R1-10 (Pending C-2) and C-2
To:	C-2 SP
Acreage:	2.07
Proposal:	Self-service storage facility
Applicant:	Geoffrey Jacobs, Aspirant Development
Owner:	Uptown 7th, LLC
Representative:	Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 2/26/2019 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Alhambra Village Planning Committee recommendation, with a modification to a stipulation, and additional stipulations.

Motion Discussion:

Ms. Oberholtzer stated that there were a few community concerns that she would like to see reflected in the stipulations moving forward. She stated that village included a stipulation for enhanced setbacks on the C-2 rezoning case. She asked that it be carried through to Stipulation No. 1 in the special permit case. An exhibit of the exact language was shared.

Ms. Oberholtzer stated that additionally, they have agreed with the residents on some topics related to security and how they would ensure security of the site. She proposed that Stipulation No. 12 read as, "The development shall have gated access along 7th street, as generally depicted on the site plan date stamped January 16, 2019 and as approved by the Planning and Development Department. The gate shall remain closed during non-business hours."

* Mr. Michael Ripp, a neighboring property owner/resident stated that he supported the project on the terms and conditions described in the March 7, 2019 letter to Ms. Oberholtzer. Which included, the approval of the new stipulation regarding gate access and the modification Stipulation No.1. to require specific conformance with the increased

building and landscape setbacks from the west property line. He stated that he advised City staff earlier that zoning stipulations are not needed with respect to the remaining items identified in his March 5, 2019 letter to the City of Phoenix Planning and Development Department. As with Ms. Oberholzer's consent, he has agreed to characterize those remaining items as developer obligations without the need for zoning stipulations.

Ms. Escolar stated that Item No. 6 (Z-84-18-6) is the case that the village had already recommended the specific conformance stipulation. She asked that the standard Proposition 207 waiver stipulation be added and read it into the record.

Motion details:

Commissioner Heck made a MOTION to approve Z-SP-9-18-6 per the Alhambra Village Planning Committee recommendation, with the additional stipulation as read into the record; with a modification to Stipulation No. 1 to read that, "The development shall be in general conformance with the site plan date stamped January 16, 2019 with specific regard to the increased building and landscape setbacks along the western property boundary, and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department."; and add the additional stipulation that, "The development shall have gated access along 7th street, as generally depicted on the site plan date stamped January 16, 2019 and as approved by the Planning and Development Department. The gate shall remain closed during non-business hours.

Maker: Heck
Second: Mangum
Vote: 6-0 (Glenn recusal)
Absent: Shank, Gorraiz
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation for the majority of the site.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped January 16, 2019 WITH SPECIFIC REGARD TO THE INCREASED BUILDING AND LANDSCAPE SETBACKS ALONG THE WESTERN PROPERTY BOUNDARY, and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. The developer shall provide minimum 3-inch caliper trees placed 20-feet on center, or

in equivalent groupings, within the landscape setback adjacent to the western property line and along the western-most 150 feet of the northern property line, as approved by the Planning and Development Department.

3. The sidewalk along 7th Street shall be detached with a minimum 5-foot-wide landscaped 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 equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
4. A minimum building setback of 113 feet shall be required along the west property line, as approved by the Planning and Development Department.
5. A minimum building setback of 40 feet shall be required along the north property line, as approved by the Planning and Development Department.
6. A minimum landscape setback of 31 feet shall be provided along the west property line, as approved by the Planning and Development Department.
7. A minimum landscape setback of 10 feet shall be provided along the north property line, as approved by the Planning and Development Department.
8. All exterior site lighting shall be fully shielded and directed away from adjacent residential properties, as approved by the Planning and Development Department.
9. No bay or loading doors shall be visible from public rights-of-way or from the west property line, as approved by Planning and Development Department.
10. The developer shall provide a minimum of five inverted-u bicycle racks, as approved by the Planning and Development Department.
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.
12. THE DEVELOPMENT SHALL HAVE GATED ACCESS ALONG 7TH STREET, AS GENERALLY DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 16, 2019 AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE GATE SHALL REMAIN CLOSED DURING NON-BUSINESS HOURS.
13. 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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