

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 7, 2019

ITEM NO: 6	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-84-18-6 (Companion case Z-SP-9-18-6)
Location:	Approximately 370 feet south and 330 feet west of the southwest corner of 7th Street and Maryland Avenue
From:	R1-10
To:	C-2
Acreage:	0.54
Proposal:	Commercial uses
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 with a modification to a stipulation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Alhambra Village Planning Committee recommendation, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Heck made a MOTION to approve Z-84-18-6, per the Alhambra Village Planning Committee recommendation, with an additional stipulation as read into the record.

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

Findings:

1. The request will provide for a commercial development with appropriate buffers to the adjacent single-family development.
2. The proposed development is appropriate at this location and is compatible with the scale and existing zoning in the surrounding area.

3. As stipulated, the proposal is compatible with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance to 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, as approved by the Planning and Development Department.
3. A minimum building setback of 113 feet shall be required along the west property line, as approved by the Planning and Development Department.
4. A minimum building setback of 40 feet shall be required along the north property line, as approved by the Planning and Development Department.
5. A minimum landscape setback of 31 feet shall be provided along the west property line, as approved by the Planning and Development Department.
6. A minimum landscape setback of 10 feet shall be provided along the north property line, as approved by the Planning and Development Department.
7. All exterior site lighting shall be fully shielded and directed away from adjacent residential properties, as approved by the Planning and Development Department.
8. 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.
9. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.