

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 8	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-SP-9-19-4
Location:	Approximately 210 feet west of the southwest corner of Central Avenue and Pasadena Avenue
From:	R-3 SP HP
To:	R-3 SP HP
Acreage:	1.18
Proposal:	Special Permit to allow the existing bed & breakfast and underlying R-3 uses
Applicant:	Brian Greathouse, Burch & Cracchiolo, PA
Owner:	Maricopa Manor, Inc.
Representative:	Brian Greathouse, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 11/26/2019 Approval, per the staff recommendation. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-SP-9-19-4, per the Alhambra Village Planning Committee recommendation with an additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The R-3 HP SP will allow for the current Bed and Breakfast to remain while allowing for underlying R-3 uses.
2. The request is consistent with the neighborhood place type in the Strategic Policy Framework.

3. The proposal is consistent with the Uptown Policy Plan by furthering the Land Use Element of Character.

Stipulations:

1. 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.
2. **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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