

Attachment E

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-39-19-4
Location:	Approximately 400 feet east of the northeast corner of 7th Avenue and Camelback Road
From:	C-2 HGT/WVR DNS/WVR TOD-1, C-2 TOD-1
To:	WU Code T5:5 UT
Acreage:	4.35
Proposal:	Multifamily residential
Applicant:	Withey Morris, PLC - George Pasquel III
Owner:	Seventh Camel, Inc
Representative:	Withey Morris, PLC - George Pasquel III

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 11/26/2019 Approval, per the staff recommendation. Vote: 10-1.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-39-19-4, per the Alhambra Village Planning Committee recommendation with an additional stipulation as read into the record and a modification to Stipulation No. 2 to increase the maximum number of parking spaces from 418 to 428.

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

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 along the light rail corridor.

3. The proposal will allow additional housing options for the significant number of residents in the Uptown TOD District.

Stipulations:

1. A sidewalk shall be provided on-site from the apartment building to 7th Avenue and the sidewalk shall be a minimum of 5-feet in width, as approved by the Planning and Development Department.
2. There shall be a maximum of ~~448~~ 428 parking spaces provided on site.
3. The developer shall provide clearly defined, accessible pedestrian pathways that connect all building entrances and exits and at all vehicular entry and exit points. These pathways shall be constructed of decorative pavers, stamped or colored concrete, or other decorative pavement that visually contrasts with the adjacent parking and drive aisles surfaces, as approved by the Planning and Development Department.
4. The development shall incorporate masonry elements into the primary exterior building materials and shall be reflective of the architectural style in the area, as approved by the Planning and Development Department.
5. All building elevations shall contain architectural embellishments 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.
6. All windows shall be shaded by architectural elements, awnings, canopies, etc., as approved by the Planning and Development Department.
7. The developer shall install traffic calming devices along the driveways of the property so that vehicles exercise caution prior to crossing the sidewalk when exiting and entering the property, as approved by the Planning and Development Department.
8. 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.
9. A 30-foot-wide driveway shall be provided at the proposed location on Camelback Road, in accordance with C.O.P Standard Detail P-1255-1, as approved by the Planning and Development Department.
10. A 10-foot-wide sidewalk easement shall be dedicated, on the north side of Camelback Road, for the length of the property, 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. 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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