

Attachment B

REPORT OF PLANNING COMMISSION ACTION March 2, 2017

ITEM NO: 13	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	PHO-1-16--Z-181-99-3
Location:	East side of 26th Street, 350 feet south of Vogel Avenue
Request:	Request to delete Stipulation 1 that the development be in general conformance with the site plan dated February 23, 2000, and building elevations dated August 2, 1999. Technical Corrections to Stipulations 4, 7, and 9
Acreage:	1.91
Applicant:	JL Ventures LLC
Owner:	Apostolic Christian Church of America
Representative:	Trapezium Consulting Group LLC

ACTIONS:

Staff Recommendation: Denial

Village Planning Committee (VPC) Recommendation:

Paradise Valley 10/10/2016 Denied. Vote: 6-6

Paradise Valley 2/6/2017 No recommendation. Vote: 6-6

Planning Commission Recommendation: Approved, with a modification to Stipulation 1 and technical corrections to Stipulations 4, 7 and 9.

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve PHO-1-16--Z-181-99-3 with a modification to Stipulation 1 and technical corrections to Stipulations 4, 7 and 9.

Maker: Heck
Second: Shank
Vote: 6-0
Absent: Katsenes and Whitaker
Opposition Present: Yes

Stipulations:

1. That ~~T~~the development SHALL be in general conformance to the site plan and ~~floor plan~~ ELEVATIONS dated ~~February 23, 2000,~~ and ~~building elevations dated August 2, 1999~~ MARCH 2, 2017, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. That there be no more than 9 dwelling units with a maximum density of 4.7.
3. That the building height shall not exceed one story and a maximum of 20 feet in height.
4. That right-of-way dedications and street alignments for local streets within the subdivision will be determined by the ~~Development Services~~ PLANNING AND DEVELOPMENT Department at the time of Preliminary Subdivision Plan Review.
5. That 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 City. All improvements shall comply with all ADA accessibility standards.
6. That the applicant install some means of mitigation treatment to eliminate potential sewer odor.
7. That the development be subject to Design Review guideline standards, as per ~~Development Services~~ PLANNING AND DEVELOPMENT Department.
8. That the City mail written notice of any request to modify the above-referenced stipulations to the following:

Dreamy Draw Estates Homeowner's Association, 2510 East Carol Avenue,
Phoenix, AZ 85028

Phoenix Hillside Estates Property Owners Association, 9247 North 24th
Way, Phoenix, AZ 85028

Francesca & Joseph Browner, 2616 East Vogel Avenue, Phoenix, AZ
85028

Judith F. Gunn, 9609 North 26th Place, Phoenix, AZ 85028

Dr. Kevin Crisham, 9845 North 22nd Place, Phoenix, AZ 85028

Sharon Oscar, 2527 East Carol Avenue, Phoenix, AZ 85028

Gini Linam, 2536 East Vogel Avenue, Phoenix, AZ 85028

Mark Shiya, 9247 North 24th Way, Phoenix, AZ 85028

Sandy Price, 2626 East Vogel Avenue, Phoenix, AZ 85028

9. That the City notify the above-noted residents of meetings with ~~Development Services~~ PLANNING AND DEVELOPMENT Department.