

Attachment D

REPORT OF PLANNING COMMISSION ACTION November 1, 2018

ITEM NO: 1	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-18-8 (Companion case Z-8-18-8)
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
From:	Residential 1 to 2 dwelling units per acre
To:	Residential 2 to 3.5 dwelling units per acre
Acreage:	20.74
Proposal:	Single-family residential at 2 to 3.5 dwelling units per acre
Applicant:	Scott Ward, Ward Development
Owner:	Miguel & Leticia Guerrero, Rosa Guerrero
Representative:	Alan Beaudoin, Norris Design

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/12/2018 Denial. Vote: 11-2.

South Mountain 10/9/2018 No action taken.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: Commissioner Glenn stated that a lot of time was spent on this case during the August Planning Commission hearing and at the time, he made a motion for a continuance with the hopes that both parties could reach an agreement. He stated that the applicant has made attempts to earn the support of the neighborhood, but he hasn't seen the neighborhood try to compromise.

Commissioner Glenn stated that from a planning perspective, R1-10 zoning is suitable for the area.

Commissioner Whitaker agreed with Commissioner Glenn that compromise is needed, but felt that the applicant has not gone far enough to address the concerns of the neighborhood. He stated that the density isn't appropriate for the area, the development would increase flooding in the area, and that both the Village Planning Committee and property owners in the area are not in favor of the project. Therefore, he stated that he cannot support this project.

Commissioner Heck agreed with Commissioner Whitaker that this development does not fit into the character of the neighborhood. Her most important concern was that the Village Planning Committee did not support the project and denied it both times. As a result, she cannot support this project.

Chairman Johnson clarified that the case wasn't denied twice; it was denied once and then not heard again when it was sent back to the Village Planning Committee.

Commissioner Heck replied that this meant that there weren't enough changes from the developer to warrant the Village Planning Committee to rehear the case.

Commissioner Shank added that she has the opposite problem of Commissioner Heck. She felt the expectation for the August continuance was for both sides to come together and address their concerns. She felt the developer made changes, but it makes her job harder when the Village Planning Committee refuses to rehear the case. Commissioner Shank understands there are problems with the density, traffic, and flooding, but there will still be problems whether there are 48 homes or 60 homes. She reiterated her disappointment that the Village Planning Committee didn't rehear the case.

Commissioner Glenn stated that the applicant wouldn't be opposed to having traffic exiting and entering from 19th Avenue. He asked staff to clarify why the stipulation doesn't allow 19th Avenue as the entrance.

Ms. Escolar asked Mr. Bednarek if the Street Transportation Department wanted to stipulate to South Mountain Avenue.

Mr. Bednarek stated it may have been part of the pre-application meeting, but that it wasn't a stipulation from the Street Transportation Department.

Ms. Escolar reviewed the staff report and case file and stated there were no comments regarding access on 19th Avenue from the Street Transportation Department.

Chairman Johnson asked the applicant if she would be opposed to 19th Avenue as the entrance to the subdivision.

Ms. Demmitt replied that she is fine with that stipulation.

Chairman Johnson asked the applicant if she would be fine with building more single story homes.

Ms. Demmitt replied that she would also be fine with that stipulation, particularly on 19th Avenue.

Chairman Johnson stated that he appreciated Mr. Brooks' presentation and concerns about the developers wanting a larger profit. As a homebuilder, Chairman Johnson believes that there are larger infrastructure costs than what Mr. Brooks cited in his pro-forma and that profits are not the main motive of the applicant. The Chairman would like to see an entrance off 19th Avenue and have homes along 19th Avenue be single story. He appreciates what the applicant has done to make improvements.

Commissioner Glenn asked if the stipulation modifications would mean the general conformance to the site plan stipulation would also have to change.

Commissioner Katsenes stated that if the 19th Avenue stipulation were added to the project, then she could support it.

Commissioner Glenn stated that he would like to approve the General Plan Amendment first since there are no stipulations for that case.

Motion details: Commission Glenn made a MOTION to approve GPA-SM-1-18-8, per the staff recommendation.

Maker: Glenn
Second: Shank
Vote: 4-3 (Heck, Whitaker, Wininger)
Absent: Mangum, Montalvo
Opposition Present: Yes

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
2. The companion rezoning case, Z-8-18-8, proposes development that is consistent in scale and character with land uses in the surrounding area.
3. The proposed land use designation is appropriate for a location adjacent to a major arterial street.

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