

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 6	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-138-D-83-5 (Aldea Centre PUD)
Location:	Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment
From:	PUD PCD
To:	PUD PCD
Acreage:	125.30
Proposal:	Major amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow a mix of uses including commercial, commerce park, and multifamily residential
Applicant:	John F. Long Rev. Tr. c/o Tim Wright
Owner:	John F. Long Rev. Tr. c/o Tim Wright
Representative:	Stephen W. Anderson

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 3/13/19 Information only - no quorum.

Maryvale 5/8/2019 No quorum.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-138-D-83-5, per the Addendum A Staff Report, with an additional stipulation as read into the record.

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

Findings:

1. The request is consistent with the General Plan Land Use designation of Mixed Use and supports multiple General Plan goals and policies.
2. The proposed development will provide increased employment and residential opportunities in the area.
3. The proposal introduces several new development standards, through both the bicycle parking standards and canal bank guidelines, that will contribute to a more pedestrian-

friendly development.

Stipulations:

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 15, 2019, as modified by the following stipulations:
 - a. Update legal description in Appendix A to reflect boundary of current case.
 - b. Update all applicable exhibits throughout the narrative to address changes made since prior approval, including, but not limited to setbacks and street connections.
 - c. Pages 40-41, Loading Standards: Remove verbiage restricting construction of loading docks within 150 feet of a residential district or use for both manufacturing and wholesale uses.
 - d. Page 45, Canal Bank Landscaping: Update section to read "Canal Bank Standards."
 - E. PAGE 40, OMIT THE LAST SENTENCE THAT READS, "LOADING AREAS/DOCKS SHALL NOT BE CONSTRUCTED WITHIN 150 FEET OF AN EXISTING RESIDENTIAL DISTRICT OR USE."
 - F. PAGE 41, OMIT THE SECOND TO LAST BULLET THAT READS, "LOADING AREAS/DOCKS SHALL NOT BE CONSTRUCTED WITHIN 150 FEET OF AN EXISTING RESIDENTIAL DISTRICT OR USE."
 - G. PAGE 47, OMIT THE LAST SENTENCE IN THE FIRST PARAGRAPH THAT READS, "WHAT IS NOT ADDRESSED HERE WILL DEFAULT TO 507 TAB A."
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.
6. 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.

PCD Stipulations

~~6~~.7. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.

~~7~~.8. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Planning and Development Department.

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