

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION February 7, 2019

ITEM NO: 8	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-70-18-4
Location:	Approximately 170 feet south of the southwest corner of 17th Street and Glenrosa Avenue
From:	R-3
To:	R-4
Acreage:	0.94
Proposal:	Multifamily residential
Applicant:	Ascend Properties
Owner:	Ascend Properties
Representative:	Ashley Marsh, Tiffany & Bosco, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/8/2019 Approval, per the staff recommendation with an additional stipulation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-70-18-4, per the Camelback East Village Planning Committee recommendation, with an additional stipulation as read into the record.

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

Findings:

1. As stipulated, the development is consistent with the Squaw Peak Parkway Specific Plan policies.
2. The proposed project is compatible with the surrounding uses and will allow an expansion of an existing development on a vacant portion of the lot that is currently

underutilized.

3. As stipulated, the project will provide an enhanced streetscape along 17th Street.

Stipulations:

1. The architecture, design, color, and building materials shall be compatible for all of the buildings within the development, as approved by the Planning and Development Department.
2. Each new unit shall provide a covered entryway, as approved by the Planning and Development Department.
3. Pedestrian connections shall be provided to the street and from the existing building to the new buildings. All pedestrian walkways shall consist of a contrasting material such as decorative pavers, stamped or colored concrete, or another contrasting material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
4. There shall be a minimum 5-foot-wide detached sidewalk along 17th Street with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department
5. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the side yards adjacent to residential zoning to provide screening for adjacent residences, as approved by the Planning and Development Department.
6. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
7. The surface parking lot area shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by 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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. THE DEVELOPMENT SHALL BE LIMITED TO TWO STORIES AND 30 FEET.
14. 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.

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