

Attachment D

REPORT OF PLANNING COMMISSION ACTION October 7, 2021

ITEM NO: 7	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-36-21-6
Location:	Approximately 565 feet south of the southeast and southwest corners of 13th Place and Colter Street
From:	C-2 SP
To:	R-3
Acreage:	0.27
Proposal:	Multifamily residential
Applicant:	Bernard Jantak III and Elizabeth Y. Koppinger
Owner:	Koppinger, Kantak, and Parks
Representative:	William F. Allison, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations

Village Planning Committee (VPC) Recommendation:

Camelback East 9/7/2021 Approval, per the staff recommendation. Vote: 13-0.

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

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-36-21-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Johnson
Second: Howard
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The development is consistent with the Phoenix General Plan Land Use Map designation of 15+ dwelling units per acre.
2. If approved, the R-3 zoning district will allow development or redevelopment that is consistent in scale and character with the neighborhood.
3. The development is consistent with principles outlined in the Camelback East Village Character Plan regarding protection of existing neighborhood character.

Stipulations:

1. 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.
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 the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. **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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