

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-29-19-6
Location:	Approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue
From:	R1-6
To:	P-1
Acreage:	0.78
Proposal:	Parking to serve adjacent businesses
Applicant:	Ed Bull, Burch & Cracchiolo, PA
Owner:	James Aaron Klusman
Representative:	Ed Bull, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 8/6/2019 Approval, per the staff recommendation. Vote: 15-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made MOTION to approve Z-29-19-6, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. As stipulated, the proposal will provide an appropriate buffer between the residential uses to the north, south and east.
2. The proposal will add additional parking to address the needs of the adjacent commercial development and reduce any potential overflow parking in the neighborhood.
3. The proposal will have minimal effects on nearby residences.

Stipulations:

1. The landscape setback along the eastern property line shall be in general conformance with the site plan date stamped July 25, 2019 including a minimum setback of 10 feet which may include a maximum 6-foot high fence closure panel that shall be view fencing. The landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size, quantity and trees shall be planted near the sidewalk to provide shade, as approved by the Planning and Development Department.
2. The landscape setback along the northern property line shall be in general conformance to the site plan date stamped July 25, 2019 including a minimum setback of 3 feet. The landscaping shall include a minimum of 3-inch caliper shade trees to provide screening to the adjacent single-family residence, as approved by the Planning and Development Department.
3. There shall be a minimum 10-foot landscape setback along the southern property line with a maximum 3-foot high decorative wall as depicted on the site plan date stamped June 25, 2019. The landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size, quantity and trees shall be planted near the sidewalk to provide shade, as approved by the Planning and Development Department.
4. Minimum 25% of the parking lot shall be shaded with landscaping as measured on the summer solstice at noon, as approved by the Planning and Development Department.
5. A minimum 6-foot high decorative wall and minimum 2-inch caliper Sour Orange trees planted four feet on center, shall be provided along the eastern side of the site, as approved by the Planning and Development Department.
6. Any trash enclosures/dumpsters shall not be oriented toward a single-family residential zoning district and shall be located a minimum of 80 feet from the eastern property line, as approved by the Planning and Development Department.
7. A minimum 5-foot wide sidewalk along Campbell Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the eastern and southern property lines, as approved by the Planning and Development Department.
9. A minimum of five inverted-U bicycle racks (10 spaces) for guests or employees shall be provided on site and installed per the requirement of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

10. 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.

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