

REPORT OF PLANNING COMMISSION ACTION
January 4, 2018

ITEM NO: 1	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-17-17-4 (Companion Case Z-SP-3-17-4)
Location:	Approximately 130 feet east of the southeast corner of 7th Avenue and Turney Avenue
Request:	C-2 SAUMSO To: C-2 HGT/WVR SAUMSO Acreage: 1.00
Proposal:	Commercial uses with a height waiver for up to 56 feet
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	Bruce Raskin, 525 Turney, LLC
Representative:	Jason Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 12/4/2017 Approved, per the staff recommendation. Vote: 12-2.

Planning Commission Recommendation: Approved, as recommended by the Encanto Village Planning Committee.

Motion discussion:

Commissioner Katsenes made a MOTION to approve Z-17-17-4 as recommended by the Encanto Village Planning Committee.

Commissioner Katsenes complimented the applicant for their efforts in engaging the neighborhood and involving them in the design process of the development.

Commissioner Johnson agreed with Commissioner Katsenes and thanked the applicant for their neighborhood outreach efforts.

Motion details – Commissioner Katsenes made a MOTION to approve Z-17-17-4 as recommended by the Encanto Village Planning Committee.

Maker: Katsenes
Second: Montalvo
Vote: 8-0
Absent: N/A
Opposition Present: No

Findings:

1. The proposal is not consistent with the General Plan Land Use Designation Map, but is consistent with several General Plan goals and policies.
2. The proposed development is compatible with the surrounding commercial land uses.
3. The proposed development provides the opportunity for a new business to operate and to make improvements on the site which will contribute to enhancing the area.

Stipulations:

1. The development shall have a maximum height of 56 feet.
2. The development shall be in general conformance to the site plan date stamped October 25, 2017 with specific regard to the following:
 - a. Pedestrian connection from the Turney Avenue sidewalk to the building entrance.
 - b. Maximum of one driveway on Turney Avenue.
3. The development shall be in general conformance to the elevations and renderings date stamped October 25, 2017 with specific regard to the following:
 - a. The curvature design of the entire height of the building for the portion that faces towards the northwest on the site.
 - b. The windows on the ground level of the building on Turney Avenue and facing the parking area, as well as the multi-story windows incorporated as a part of the curvature portion of the building.
 - c. The vertical and horizontal articulations and mix of materials provided on the portions of the building without windows.
4. The development shall provide a minimum of two bicycle parking spaces with an inverted-U design located near the entrance of the building and installed per Section 1307.H.4., as approved by the Planning and Development Department.
5. Required trees in the Turney Avenue landscape setback shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
6. 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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