

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION April 4, 2019

ITEM NO: 5	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-80-18-5
Location:	Northeast corner of 17th Drive and Glendale Avenue
From:	R1-6, R-4 SP, R-5, R-5 SP, and C-1
To:	PUD
Acreage:	30.17
Proposal:	Planned Unit Development to allow a continuing care retirement community
Applicant:	Withey Morris, PLC, Jason Morris
Owner:	Beatitudes Campus c/o Allen Bloch
Representative:	Withey Morris, PLC, Jason Morris

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Alhambra** 3/26/2019 Approval, per the staff recommendation. Vote:10-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-80-18-5, per the Alhambra Village Planning Committee recommendation.

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

#### **Findings:**

1. The request is consistent with General Plan Land Use Map designations and several General Plan goals.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. The development will provide a diversity of housing choices for this particular demographic that are currently lacking in the surrounding area.

Stipulations:

1. An updated Development Narrative for the Beatitudes Campus PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 12, 2019, as modified by the following stipulations:
  - a. Front Cover: Remove "Submittal" dates and revise to add the following: City Council adopted: [Add adoption date].
  - b. Include development standards tables in Section F of the development narrative. Remove comparative zoning district from the table included in Section F, and include only proposed development standards. Comparison tables should remain in their current location within the development narrative.
  - c. Development standards tables reference density and number of dwelling units, but does not include number of units or a dwelling units per acre label. Revise to include both.
  - d. Proposed perimeter and setback standards for "Character Area C" do not include a label for the 20' requirement. Revise to include appropriate setback label.
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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.