

Attachment C - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION August 02, 2018

ITEM NO: 14	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-27-18-5
Location:	Southeast corner of 31st Avenue and Glendale Avenue
Request:	From: R1-6 To: R-2 Acreage: 2.53
Proposal:	Single-family homes
Applicant:	Cryptomonde, LLC (Rich Baxter)
Owner:	Cryptomonde, LLC (Rich Baxter)
Representative:	Cryptomonde, LLC (Rich Baxter)

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 6/26/2018 Approval with deletion of Stipulation No.1 and two additional stipulations. Vote: 11-1.

Planning Commission Recommendation: Approval, per the staff recommendation with the deletion of Stipulation No.1.

Motion Discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-27-18-5, per the staff recommendation with the deletion of Stipulation No. 1.

Maker: Glenn
Second: Whitaker
Vote: 4-1 (Heck)
Absent: Johnson, Wininger, Katsenes
Opposition Present: Yes

Findings:

1. The proposal encourages redevelopment of an underutilized parcel to be compatible with the existing single-family residential in the immediate area.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations:

- ~~1.~~ A minimum of 33% of the dwelling units shall have covered porches, attached to the front of the homes, and are a minimum of 60 square feet in area with a depth of at least six feet, as approved by the Planning and Development Department.
- ~~2.~~1. The development shall utilize the C-2 streetscape landscape standards, exclusive of palm trees, for planting type, size and quantity along the Glendale Avenue and 31st Avenue frontages, as approved by the Planning and Development Department.
- ~~3.~~2. All lots/buildings shall be connected together with protected walkways, as approved by the Planning and Development Department.
- ~~4.~~3. A common pedestrian path shall be provided and all lots fronting Glendale Avenue shall provide a pedestrian path to connect the project to the existing bus stop along Glendale Avenue, as approved by the Planning and Development Department.
- ~~5.~~4. The developer shall work with the Street Transportation Department to have a 5-foot bike lane striped on the east side of 31st Avenue for the length of the property, as approved or modified by the Street Transportation Department.
- ~~6.~~5. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near common area open space, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- ~~7.~~6. All sidewalks along 31st Avenue and Glendale Avenue shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
- ~~8.~~7. A 10-foot sidewalk easement shall be dedicated on the south side of Glendale Avenue for the length of the development, as approved by the Planning and Development Department.
- ~~9.~~8. The applicant shall dedicate additional right-of-way for the existing alley on the south side of the development to create a 20-foot-wide alley, as approved by the Planning and Development Department.
- ~~10.~~9. The driveway on Glendale Avenue shall align with 30th Avenue to the north, as approved by the Planning and Development Department.
- ~~11.~~10. 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.

- ~~42.11.~~ 11. 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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