

Attachment F

REPORT OF PLANNING COMMISSION ACTION February 6, 2020

ITEM NO: 4	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-32-19-6 (Clarendale Arcadia PUD)
Location:	Approximately 360 feet south of the southeast corner of 32nd Street and Camelback Road
From:	C-O/M-O SP
To:	PUD
Acreage:	5.86
Proposal:	Planned Unit Development to allow assisted living, memory care and accessory uses
Applicant:	Ryan Companies Senior Living
Owner:	Lako Limited Partnership
Representative:	Stephan C. Earl - Earl, Curley & Lagarde, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 8/6/2019 Information Only.

Camelback East 1/7/2020 Approval, per the staff recommendation with a modified stipulation. Vote: 18-1.

Planning Commission Recommendation: Approval, per the staff memo dated February 6, 2020 with additional stipulations.

Motion Discussion: Commissioner Howard made a MOTION to approve Z-32-19-6, per the staff memo dated February 6, 2020 with the additional staff recommended Proposition 207 waiver of claims stipulation, and an additional stipulation to allow an exception for the south setback to read that, "(except that a minimum 112-foot setback shall be allowed from the south property line within 100 feet east of 32nd Street)."

Commissioner Gorraiz seconded the motion.

Chairwoman Shank asked the applicant if the stipulation was sufficient.

The applicant asked to modify the stipulation to be within 120 feet east of 32nd Street.

Ms. Escolar asked Commissioner Howard if he would like to modify his motion.

Commissioner Howard modified his MOTION to approve Z-32-19-6, per the staff memo dated February 6, 2020 with the additional staff stipulation as read into record, and the additional stipulation as requested by the applicant to allow a minimum 112-foot setback from the south property line within 120 feet east of 32nd Street.

Commissioner Gorraiz agreed

Motion details: Commissioner Howard made a MOTION to approve Z-32-19-6, per the staff memo dated February 6, 2020 with additional stipulations as read into the record.

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

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial and is consistent in scale and character with developments in the vicinity.
2. The proposed senior living facility provides additional housing opportunities in the Camelback East Village. The development's location along Camelback Road will provide residents access to area amenities and alternative transportation options.
3. The proposal includes several development standards that exceed conventional Zoning Ordinance standards and serve to provide increased buffers to adjacent residential properties.

Stipulations:

1. An updated Development Narrative for the Clarendale Arcadia 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 December 26, 2019, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 11, Landscape Standards Table: Add verbiage indicating that all landscape areas be provided with a minimum of 50 percent live cover.
 - c. Page 12, Additional Development Standards Table, Shade: Update verbiage to indicate that 75 percent of public sidewalks and pedestrian ways be shaded.
 - D. PAGE 5, PROJECT OVERVIEW AND GOALS, 3RD PARAGRAPH: UPDATE NUMBER OF ROOMS TO INDICATE 121 BEDS FOR ASSISTED LIVING AND MEMORY CARE.

- E. PAGE 7, LAND USE PLAN, CONCEPTUAL SITE PLAN, 2ND PARAGRAPH: REMOVE LAST SENTENCE INDICATING THAT PARAPETS WILL BE SET BACK FROM EDGE OF THE BUILDING.
 - F. PAGE 9, LIST OF USES: ADD OUTDOOR DINING AS A PERMITTED ACCESSORY USE.
 - G. PAGE 9, LIST OF USES, PERMITTED ACCESSORY USES: UPDATE LIST OF USES THAT ARE NOT AVAILABLE TO THE GENERAL PUBLIC TO INCLUDE OUTDOOR DINING.
 - H. PAGE 10, DEVELOPMENT STANDARDS TABLE, DENSITY: UPDATE BED COUNT TO INDICATE 121 BEDS FOR ASSISTED LIVING AND MEMORY CARE.
 - I. PAGE 10, DEVELOPMENT STANDARDS TABLE, BUILDING HEIGHT AND SETBACKS: REVISE ONE-STORY BUILDING HEIGHT SECTION AS FOLLOWS:
 - ONE-STORY BLDG. HEIGHT (20-FT.) SHALL BE SETBACK A MIN. OF 65-FT FROM THE EAST PROPERTY LINE AND A MIN. OF 20-FT. FROM THE NORTH AND WEST PROPERTY LINES.
 - ONE-STORY BLDG. HEIGHT (18-FT. INCLUDING ANY PARAPET) SHALL BE SETBACK A MINIMUM OF 65-FT FROM THE SOUTH PROPERTY LINE.
 - J. PAGE 10, DEVELOPMENT STANDARDS TABLE, BUILDING HEIGHT AND SETBACKS: REVISE TWO TO FIVE-STORIES BUILDING HEIGHT SECTION TO ADD THE FOLLOWING FOR THE SOUTH SETBACK:“(EXCEPT THAT A MINIMUM 112-FOOT SETBACK SHALL BE ALLOWED FROM THE SOUTH PROPERTY LINE WITHIN 120 FEET EAST OF 32ND STREET).”
 - ~~J.~~ K. PAGE 14, DESIGN GUIDELINES, SUBSECTION C: ADD AN ADDITIONAL PROVISION ADDRESSING THE FOLLOWING: THE BUILDING(S) SHALL HAVE NO SOUTH FACING BALCONIES ON THOSE PORTIONS OF THE BUILDING WITHIN 235 FEET DUE NORTH OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS. THE ARCHITECTURAL APPEARANCE OF A BALCONY IS PERMISSIBLE IN THIS AREA.
2. The developer shall remove the right turn deceleration lane on Camelback Road at 32nd Place, as approved by the Planning and Development Department.

3. The right-of-way shall be dedicated and a bus stop pad (City of Phoenix Standard Detail P1260) shall be constructed with a minimum depth of 10 feet along Camelback Road, east of 32nd Street, as approved by the Planning and Development Department.
4. 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.
5. 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.
6. PRIOR TO FINAL SITE PLAN APPROVAL OR A SITE PLAN AMENDMENT 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.

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