

Attachment C

REPORT OF PLANNING COMMISSION ACTION November 2, 2017

ITEM NO: 12	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-56-17-5
Location:	Approximately 200 feet north of the northwest corner of 27th Avenue and Ocotillo Road
Request:	R1-6 To: R-3 Acreage: 0.65
Proposal:	Group home
Applicant:	Dr. Verchot, Project Veterans Pride
Owner:	Ruperto C. Veliz
Representative:	William Lally, Tiffany & Bosco, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 10/24/2017 Approved, per the staff recommendation. Vote: 12-1.

Planning Commission Recommendation: Approved, as recommended by the Alhambra Village Planning Committee with an additional stipulation.

Motion discussion: Commissioner Katsenes made a MOTION to approve Z-56-17-5 as recommended by the Alhambra Village Planning Committee.

Commissioner Heck seconded the motion.

Commissioner Glenn proposed a friendly amendment to add a stipulation to read:

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED NOVEMBER 2, 2017, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Commissioners Katsenes and Heck agreed with the additional stipulation.

Ms. Escolar requested a copy of the site plan dated November 2, 2017.

Commissioner Johnson thanked the applicant for working with the community to address their concerns and find a solution together.

Motion details – Commissioner Katsenes made a MOTION with a friendly amendment to approve Z-56-17-5 as recommended by the Alhambra Village Planning Committee with an additional stipulation.

Maker: Katsenes
Second: Heck
Vote: 6-0
Absent: Montalvo and Shank
Opposition Present: No

Findings:

1. The proposal encourages redevelopment of an underutilized parcel to be consistent with the adjacent neighborhood character.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal will provide additional special needs housing options within the Alhambra Village.

Stipulations:

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED NOVEMBER 2, 2017, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
42. The development shall utilize the C-2 streetscape landscape standards, including selection of trees appropriate for planting near electric utility lines, along the 27th Avenue frontage, as approved by the Planning and Development Department.
23. The required interior property landscape setbacks shall be planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

STREETS

34. The developer shall dedicate a minimum 10-foot sidewalk easement along the west side of 27th Avenue, as approved by Planning and Development Department.
45. The developer shall construct all streets 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.
56. All gates shall comply with City Gate Restricted Access requirements. Gates are permitted though the Phoenix Fire Department.

ARCHAEOLOGY

67. 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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