

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 4	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-14-19-8 (Companion Case GPA-LV-1-19-8)
Location:	Northeast corner of 59th Avenue and Elliot Road
From:	S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD)
To:	R-3 and C-1
Acreage:	30.14
Proposal:	Multifamily residential and commercial
Applicant:	Jim Stockwell, Jr./Vita Communities, LLC
Owner:	Miller 160, LLC; AMED Partners, LLC
Representative:	Jim Stockwell, Jr./Vita Communities, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 5/13/2019 Approval, per the staff recommendation with additional stipulations.

Vote: 11-1.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-14-19-8, per the Laveen Village Planning Committee recommendation.

Maker: Shank
Second: Wininger
Vote: 9-0
Absent: None
Opposition Present: None

Findings:

1. This is a companion request to a General Plan Amendment, seeking to amend the General Plan Land Use Map designation to Residential 10 to 15 dwelling units per acre and Commercial. If approved, this rezoning request will be consistent with the General Plan Land Use Map designation.
2. The proposed development is appropriate at this location given its proximity to the new Loop 202 Freeway and will create a buffer between lower density residential uses to the east, and higher density commercial and commerce park uses to the west.

3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the SITE PLAN AND elevations date stamped May 3, 2019, as approved by the Planning and Development Department, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. 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.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.

10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

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