

Attachment C - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION August 02, 2018

ITEM NO: 18	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-35-18-5
Location:	Northeast corner 31st Avenue and Camelback Road
Request:	From: C-2 SP To: P-2 Acreage: 4.99
Proposal:	Parking Structure
Applicant:	Stephen C. Earl; Earl, Curley & Lagarde, PC
Owner:	Grand Canyon University, an Arizona nonprofit corporation
Representative:	Stephen C. Earl; Earl, Curley & Lagarde, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 7/24/2018 Approval, as recommended by staff, with modification to one stipulation. Vote: 7-2.

Planning Commission Recommendation: Approval, as recommended by the Alhambra Village Planning Committee, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-35-18-5, as recommended by the Alhambra Village Planning Committee, with an additional stipulation as read into the record.

Maker: Glenn
Second: Montalvo
Vote: 5-0
Absent: Johnson, Winger, Katsenes
Opposition Present: Yes

Findings:

1. The proposal encourages redevelopment of an underutilized parcel to be compatible with the existing land uses in the immediate area.
2. As stipulated, the proposed development includes appropriate development standards and landscape setbacks to ensure compatibility with the surrounding land uses.

Stipulations:

1. A minimum 20-foot landscape setback consistent with the streetscape landscape standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017 shall be provided along Camelback Road, as approved by the Planning and Development Department.
2. Bicycle parking shall be provided per the standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017, located near common garage entry/exits, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
3. The fire access lane on the west side of the parking garage adjacent to 31st Avenue shall not be utilized as a primary access point and shall be gated at all times unless in use by emergency personnel or in use with Grand Canyon University (GCU) security personnel present.
4. The developer shall provide a 10-foot trail connection between the Little Canyon Trail and Camelback Road, as approved by the Planning and Development Department.
5. The pedestrian/trail connection between the Little Canyon Trail and Camelback Road that crosses over this ancillary lane shall be designed as a stop condition to a raised to the height of the adjacent sidewalk with appropriate radiuses and sight visibility as per plans approved by the Street Transportation Department, the Fire Department, and the Planning and Development Department.
6. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Alan Hilty, (602) 262-6193, to set up a meeting to discuss the requirements of the study. THE APPLICANT SHALL NOTIFY ALL MEMBERS OF THE PUBLIC WHO SIGNED IN TO THE JULY 24, 2018 ALHAMBRA VILLAGE PLANNING COMMITTEE MEETING, AND PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS PER THE REZONING NOTIFICATION REQUIREMENTS IN ORDER TO HOLD A COMMUNITY MEETING TO TAKE INTO ACCOUNT COMMUNITY INPUT FOR THE REQUIRED TRAFFIC STUDY PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
7. 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.
8. 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.
9. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

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