

Attachment D

REPORT OF PLANNING COMMISSION ACTION April 5, 2018

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| ITEM NO: 11 | |
| | DISTRICT NO.: 2 |
| SUBJECT: | |
| Application #: | Z-46-17-2 |
| Location: | Northeast corner of the I-17 freeway and Dove Valley Road |
| Request: | From: PUD NBCOD To: PUD NBCOD Acreage: 87.21 |
| Proposal: | Planning Unit Development to allow a mix of residential and commercial uses. |
| Applicant: | Wendy Riddell, Berry Riddell, LLC |
| Owner: | Scottsdale Healthcare Hospitals dba Honor Health |
| Representative: | Wendy Riddell, Berry Riddell, LLC |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Gateway 3/8/2018 Approval with modifications. Vote: 7-0.

Planning Commission Recommendation: Approval, as recommended by the North Gateway Village Planning Committee with the modified stipulations as read into the record.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve Z-46-17-2 as recommended by the North Gateway Village Planning Committee with the modified stipulations as read into the record.

Maker: Shank
Second: Montalvo
Vote: 6-0
Absent: Johnson, Heck
Opposition Present: No

Findings:

1. The proposal is not consistent with the General Land Use Map designations of Commercial, Residential 10 to 15, and Residential 5 to 15 dwelling units per acre, and Preserves.
2. The proposal includes development, and landscape standards and design guidelines that, in some instances, exceed Zoning Ordinance standards in the C-2 M-R and R-5 zoning districts.
3. The proposed development is consistent in scale and character with the anticipated surrounding land use pattern.

Stipulations:

1. An updated Development Narrative for the Sonoran Crossings 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 February 5, 2018., AS MODIFIED BY THE FOLLOWING STIPULATION:
 - A. THE MAXIMUM BUILDING HEIGHT SHALL BE REDUCED FROM 150 FEET TO 120 FEET.
2. 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.
3. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the MAG supplemental detail, adjacent to the west side of Skunk Creek Wash, as approved by the Parks and Recreation Department.
4. 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.
5. ~~All~~ Sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or 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 adjacent property owners.

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