

Attachment E

REPORT OF PLANNING COMMISSION ACTION

November 1, 2018

* (Revised November 16, 2018)

ITEM NO: 10	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-22-18-2 (Tatum & Dynamite Self-Storage PUD)
Location:	Approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard
From:	C-1
To:	PUD
Acreage:	5.12
Proposal:	Planned Unit Development to allow self-storage and commercial uses
Applicant:	Berry Riddell, LLC; Wendy Riddell
Owner:	P & G Properties, LLC
Representative:	Berry Riddell, LLC; Wendy Riddell

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Desert View 10/2/2018 Approval, per the staff recommendation. Vote: 6-2.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report with an additional stipulation.

Motion Discussion: Commissioner Katsenes and Chairman Johnson thanked the applicant for working with the neighborhood to address their concerns.

Motion details: Commissioner Katsenes made a MOTION to approve Z-22-18-2, per the Addendum A Staff Report with an additional stipulation as read into the record.

Maker: Katsenes
Second: Heck
Vote: 7-0
Absent: Mangum, Montalvo
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal includes several development standards and design guidelines that exceed Zoning Ordinance standards in the C-1 zoning district.

3. The proposed development standards will ensure the development is consistent in scale and character with the existing neighborhood.

Stipulations:

1. An updated Development Narrative for the Tatum & Dynamite Self-Storage 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 September 26, 2018 AS MODIFIED BY THE FOLLOWING STIPULATIONS:
 - A. AN UPDATED LANDSCAPE PLAN DATE STAMPED OCTOBER 31, 2018 SHALL BE ADDED AS EXHIBIT D.
 - B. PAGE 14-15, LANDSCAPING STANDARDS, THE FOLLOWING SHALL BE ADDED:
 - I. STREETScape (NORTH), EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - II. STREETScape (EAST), EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - III. PERIMETER LANDSCAPE SETBACK (EXCLUSIVE OF STREETScape STANDARDS AND DRAINAGE WAYS) SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 15 LINEAR FEET OF PROPERTY LINE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - IV. ALL LANDSCAPE AREAS OUTSIDE OF REQUIRED LANDSCAPE SETBACKS, EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 800 SQUARE FEET OF LANDSCAPE AREA.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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. 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.
4. 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 owner.

5. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE LANDSCAPE PLAN DATE STAMPED OCTOBER 31, 2018, EXCLUSIVE OF TREES SHOWN IN DRAINAGE WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. ALL LANDSCAPING ALONG THE SOUTHERN PROPERTY LINE, SOUTH OF THE WASH, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- *7. 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.