

Attachment D

REPORT OF PLANNING COMMISSION ACTION

November 1, 2018

* (Revised November 13, 2018)

ITEM NO: 3	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-SP-6-18-3
Location:	Southwest corner of 32nd Street and Greenway Road
From:	C-2
To:	C-2 SP
Acreage:	1.02
Proposal:	Blood plasma facility and all underlying C-2 uses.
Applicant:	GRD Phoenix, LLC
Owner:	Greenway Road Holdings, LP; D. Culhane
Representative:	Paul E Gilbert; Beus Gilbert, PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 9/17/2018 Denial. Vote: 9-5.

* Planning Commission Recommendation: Approval, per the staff recommendation with additional stipulations.

Motion Discussion: Commissioner Katsenes made a MOTION to approve Z-SP-6-18-3, per the staff recommendation with the additional stipulation as read into the record.

Commissioner Glenn seconded the motion.

Mr. Gilbert interrupted the vote because he forgot to include an additional stipulation. He promised one of the Village Planning Committee attendees that he would include an additional stipulation that the applicant will provide an on-site perimeter camera security system on the building.

Chairman Johnson asked staff if the Planning Commission can stipulate to that.

Ms. Escolar confirmed that the additional stipulation is allowed.

Chairman Johnson asked Commissioner Katsenes to include this in the motion.

Commissioners Katsenes and Glenn agreed, and added, "as approved by the Planning and Development Department."

Motion details: Commissioner Katsenes made a MOTION to approve Z-SP-6-18-3, per the staff recommendation with additional stipulations as read into the record.

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

Findings:

1. The development will contribute to the enhancement in the area, activate a currently vacant building and provide an additional service to the community.
2. The proposal is consistent with the recommendations of the 32nd Street Policy Plan.
3. The request is consistent with the General Plan Land Use Map designation.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped June 26, 2018, as approved by the Planning and Development Department.
2. Prior to the issuance of a permit for tenant improvements, the existing parking lot planters shall be replenished to meet commercial standards per Section 623.E. of the Zoning Ordinance with a minimum of 2-inch caliper trees, as approved by the Planning and Development Department.
3. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. 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.
6. THE APPLICANT WILL PROVIDE AN ON-SITE PERIMETER CAMERA SECURITY SYSTEM ON THE BUILDING, 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.

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