

Attachment C - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION August 02, 2018

ITEM NO: 15	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-31-18-8
Location:	Approximately 414 feet east of the southeast corner of 7th Street and Willetta Street
Request:	From: R-5 SP To: C-2 HGT/WVR Acreage: 2.50
Proposal:	Physical Rehabilitation Hospital
Applicant:	Steve Eiss
Owner:	Banner Health
Representative:	Sterling Margetts, PE

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 7/9/2018 Approval, per the staff recommendation. Vote: 15-1.

Planning Commission Recommendation: Approval, as recommended by the Central City Village Planning Committee with two additional stipulations.

Motion Discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-31-18-8, as recommended by the Central City Village Planning Committee with an additional stipulation to require that the applicant return to the Central City Village Planning Committee for review and comment of the building elevations prior to preliminary site plan approval, as approved by the Planning and Development Department, and with the addition of the standard Proposition 207 waiver of claims stipulation as read into the record.

Maker: Glenn

Second: Whitaker

Vote: 5-0

Absent: Johnson, Wininger, Katsenes

Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is consistent with the goals of the Good Samaritan Area Redevelopment Plan.
3. The proposed development is compatible with the surrounding medical and commercial land uses and building heights.
4. The proposed development provides the opportunity for Banner Health to expand operations and make improvements on site, which will contribute to enhancing the area.

Stipulations:

1. The maximum building height shall be 48 feet.
2. The developer shall include a 5.5-foot-wide pedestrian path that extends from the sidewalk along Willetta Street to the accessible parking spaces and the entrance to the building, as approved by the Planning and Development Department.
3. The existing mature trees on the north side of the sidewalk on Willetta Street shall be maintained in place, as approved by the Planning and Development Department.
4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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 viewed 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 SHALL RETURN TO THE CENTRAL CITY VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT OF THE BUILDING ELEVATIONS PRIOR TO PRELIMINARY SITE PLAN APPROVAL, 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.