

Attachment C

REPORT OF PLANNING COMMISSION ACTION May 3, 2018

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-85-C-97-2
Location:	Approximately 429 feet north of the northwest corner of 32nd Drive and Canotia Place
Request:	From: PCD NBCOD (Approved C-2 HGTWVR PCD NBCOD) To: C-2 SP PCD NBCOD Acreage: 3.78
Proposal:	Major Amendment to the Tramonto PCD to allow a Special Permit for a self-service storage warehouse and all underlying C-2 uses
Applicant:	Global Imaging, LLC and High Range Partners
Owner:	North Valley Parkway, LLC
Representative:	Global Imaging, LLC and High Range Partners

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Gateway 4/12/2018 Approval, per the staff recommendation. Vote: 5-0.

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

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve Z-85-C-97-2, as recommended by the North Gateway Village Planning Committee, with an additional stipulation as read into the record.

Maker: Heck
Second: Glenn
Vote: 6-0
Absent: Whitaker, Shank
Opposition Present: No

Findings:

1. The proposed zoning allows a compatible land use in close proximity to residential development and provides a buffer between residential and commercial uses.

2. The proposal will develop an under-utilized property and provide storage options for the residents and businesses in the immediate area.
3. The proposal will provide development on a vacant parcel while connecting into a local trail system.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped February 12, 2018, with specific regard to the landscape setbacks, as approved by the Planning and Development Department.
2. The architectural design of the building shall incorporate design elements from the adjacent office complex located on the southwest side of the site, to appear as a unified development, as approved by the Planning and Development Department.
3. The perimeter wall on the north side of the property, adjacent to the park, shall be decorative and consistent with the colors and materials of existing perimeter walls visible from the park, as approved by the Planning and Development Department.
4. A 10-foot wide multi-use trail shall be constructed within a 55-foot by 55-foot triangular multi-use trail easement along the northwest corner of the property. The multi-use trail shall connect to the park and the proposed trail on the multifamily development to the west, as approved by the Planning and Development Department.
5. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. 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.

Applicable PCD Stipulations as modified from Z-85-97-2:

7. Prior to final site plan approval, the Developer shall submit to the Planning and Development Department for review and approval an updated General Development Plan, including Land Use Table and Map, reflecting the approved zoning, acreage and densities.
8. The entire PCD development shall be limited to a maximum of 3,334 dwelling units. The actual number of dwelling units may be less due to the hillside areas above the 10 percent slope and based on methods used to provide drainage and retention.
9. Landscape plant material selection and placement along perimeter and screen walls shall function to discourage graffiti.

10. 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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