

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 7, 2019

ITEM NO: 8	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-275-Y-80-6
Location:	Northwest corner of 32nd Street and Amber Ridge Way
From:	C-1 PCD
To:	C-2 PCD
Acreage:	2.90
Proposal:	Commercial
Applicant:	Kathy Sponsel, Studio Elevate, PLLC
Owner:	Pecos Vacant Land, LLC, et al.
Representative:	MPB Realty Services

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 2/25/2019 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Ahwatukee Foothills Village Planning Committee recommendation, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Heck made a MOTION to approve Z-275-Y-80-6, per the Ahwatukee Foothills Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Heck
Second: Mangum
Vote: 7-0
Absent: Shank, Gorraiz
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is consistent with the character of existing development in

the surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 14, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. All development on the site shall be limited to a maximum building height of 18 feet.
3. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
4. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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. **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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