

Attachment C

REPORT OF PLANNING COMMISSION ACTION September 6, 2018

ITEM NO: 5	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-29-18-1
Location:	Approximately 320 feet north of the northeast corner of 19th Avenue and Park View Lane
Request:	From: CP/GCP DVAO To: A-1 DVAO Acreage: 4.13
Proposal:	Granite Finishing Facility
Applicant:	Stockett Properties, LLC
Owner:	Stockett Properties, LLC
Representative:	Victor E Olson/Phoenix Design Group, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 6/21/2018 Recommendation not valid due to lack of public notice.

Deer Valley 8/16/2018 Approval, per the staff recommendation. Vote: 6-0.

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

Motion Discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-29-18-1, as recommended by the Deer Valley Village Planning Committee, with an additional stipulation as read into the record.

Maker: Katsenes

Second: Heck

Vote: 6-0

Absent: Montalvo, Shank, Whitaker

Opposition Present: No

Findings:

1. The proposed zoning is not in conformance with the Commerce / Business Park designation of the General Plan Land Use Map, however a general plan amendment is not required because the rezoning request is for less than 10 acres.
2. The proposed zoning is consistent with several goals and policies of the General Plan and Deer Valley Airport Overlay.

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

3. The proposed development is compatible with the general land use pattern in the area.

Stipulations:

1. All buildings on the site shall be similar and incorporate architectural styles, materials, forms, features, colors and compatible elements from the same site and the site to the south. These should include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment of the buildings to the south, as approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings between the sidewalk and back of curb, as approved by the Planning and Development Department
3. A minimum landscape setback of 10 feet shall be required along the eastern property line and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department
4. The landscape setback along 19th Avenue shall be planted with a minimum 50% two-inch caliper trees, minimum 25% three-inch caliper trees, and a minimum 25% four-inch caliper trees, planted at a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department. A minimum of five 5-gallon shrubs shall be planted per tree.
5. There shall be a minimum 10 percent landscaping in the parking lot, as approved by the Planning and Development Department.
6. All landscaping provided shall be from the Plant List provided in the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.
7. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429 along the east side of 19th Avenue, as approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, 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.
9. 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 Deer Valley Airport 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.

10. 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.
11. 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.