

Attachment E - PC Summary

REPORT OF PLANNING COMMISSION ACTION April 4, 2019

ITEM NO: 7	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-SP-7-18-6 (Companion case Z-77-18-6)
Location:	Northeast corner of 7th Street and Flynn Lane
From:	C-2
To:	C-2 SP
Acreage:	1.50
Proposal:	Self-service storage facility and all underlying C-2 uses
Applicant:	Michelle Bach, RCAA
Owner:	Jeff Clements, Flynn 720, LLC
Representative:	Michelle Bach, RCAA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 2/5/2019 Approval, per the staff recommendation. Vote: 11-7.

Planning Commission Recommendation: Approval, per the staff memo dated April 4, 2019, with additional stipulations.

Motion Discussion: Commissioner Shank made a MOTION to approve Z-SP-7-18-6, per the staff memo dated April 4, 2019 with an additional stipulation as read into the record.

Commissioner Heck seconded the motion.

Commissioner Wininger proposed a friendly amendment to add a stipulation to have right turns only onto Flynn Lane.

Commissioners Shank and Heck agreed with the additional stipulation.

Motion details: Commissioner Shank made a MOTION to approve Z-SP-7-18-6, per the staff memo dated April 4, 2019, with an additional stipulation as read into the record and an additional stipulation for right turns only onto Flynn Lane.

Maker: Shank
Second: Heck
Vote: 8-1 (Johnson)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.

2. The proposal is compatible with the surrounding commercial land use pattern.
3. The proposal will allow for additional storage options for businesses and residents in the area.

Stipulations:

1. Any outdoor storage shall be screened by a minimum 8-foot solid decorative wall, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped January 22, 2019, as approved by the Planning and Development Department.
3. ELEVATIONS OF BUILDING A AND BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED OCTOBER 23, 2018, SHALL INCORPORATE THE SAME ARCHITECTURE AND HAVE A COHESIVE DESIGN THROUGHOUT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. A "DO NOT ENTER" SIGN SHALL BE PLACED BY SIERRA BONITA GRILL, FACING EAST TO DISCOURAGE ACCESS ONTO THE ADJACENT LOT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 3-5. A minimum of ~~one~~ TWO inverted-U bicycle rack (~~two~~ THREE spaces MINIMUM) for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
- 4-6. The sidewalk along Flynn Lane shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
7. THE SIDEWALK ALONG 7TH STREET SHALL BE DETACHED WITH A MINIMUM 5-FOOT WIDE LANDSCAPE STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE A MINIMUM 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 5-8. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the eastern property line adjacent to the multifamily zoning district development, as approved by the Planning and Development Department.
- 6-9. All required landscape areas within the uncovered portion of the surface parking lot shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by the Planning and Development Department.
10. A SHADED PEDESTRIAN PATHWAY SHALL BE PROVIDED IN THE PARKING LOT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- 7.11. A 10-foot sidewalk easement shall be dedicated for the east side of 7th Street, as approved by Planning and Development Department.
- 8.12. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 7th Street and Flynn Lane, as approved by Planning and Development Department.
- 9.13. 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.
- ~~10.14.~~ 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.
15. ACCESS ONTO FLYNN LANE SHALL BE RIGHT TURN ONLY.
16. 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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