

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 7, 2019

ITEM NO: 10	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-22-16-2
Location:	Approximately 365 feet east of the southeast corner of 25th Place and Rose Garden Lane
From:	RE-35 (Approved RE-35 SP) and RE-35 SP
To:	PUD
Acreage:	5.02
Proposal:	PUD for an equine therapeutic riding center
Applicant:	Gregg Goodman
Owner:	Horses Help
Representative:	Gregg Goodman

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 2/4/2019 Approval, per the staff recommendation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the Paradise Valley 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-22-16-2, per the Paradise 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 proposed projects development standards are compatible with the existing land use pattern in the area.
2. The development standards propose improvements to the existing facility that will provide additional shade, landscape and pedestrian amenities.

3. The PUD allows the continuation and expansion of an existing use with enhanced services and site improvements.

Stipulations:

1. An updated Development Narrative for the Horses Help PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped December 10, 2018 as modified by the following stipulations.
 - a. Update acreage throughout document to 5.02 acres.
2. 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.
3. **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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