

## Attachment D - Planning Commission Summary

### REPORT OF PLANNING COMMISSION ACTION April 4, 2019

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-SP-8-18-8
Location:	Approximately 135 feet west of the northwest corner of 17th Street and Portland Street
From:	C-2
To:	C-2 SP
Acreage:	1.67
Proposal:	Self-service storage facility and all underlying C-2 uses
Applicant:	Hibernia Capital Advisors, LLC
Owner:	New Hope in Christ Church
Representative:	Lindsay C Schube, Gammage and Burnham

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 2/11/2019 Case not advertised.

**Central City** 3/11/2019 Approval, per the staff recommendation. Vote: 14-0-1 (1 abstention).

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-SP-8-18-8, per the Central City Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Shank  
Second: Wininger  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. As stipulated, the proposal is consistent with the scale of the surrounding development.
2. The proposal would allow the growth and expansion of an existing self-storage facility that is consistent with the character and scale of surrounding developments.

3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the Eastlake-Garfield Transit Oriented Development Policy Plan through the provision of increased landscaping and shade at the street frontages.

Stipulations:

1. The development shall utilize architectural features and materials compatible with the self-storage development to the west, as approved by the Planning and Development Department.
2. Required trees in the 17th Street and Portland Street landscape setbacks shall include minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, and shall be placed adjacent to the sidewalk in order to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
3. Access to 17th Street shall be restricted to emergency access only, as approved by the Planning and Development Department.
4. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. 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.
6. 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.
7. 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
8. 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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