

Attachment B

BACKUP INFORMATION TO PUBLIC HEARING/ORDINANCE ADOPTION – (Z-16-17-1) ON THE JULY 6, 2017, FORMAL AGENDA – NORTHEAST CORNER OF 67TH AVENUE AND PINNACLE PEAK ROAD

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: BACKUP INFORMATION TO PUBLIC HEARING/ORDINANCE ADOPTION –
(Z-16-17-1) ON THE JULY 6, 2017, FORMAL AGENDA –NORTHEAST
CORNER OF 67TH AVENUE AND PINNACLE PEAK ROAD

This report provides backup information on Public Hearing/Ordinance Adoption to Z-16-17-1 located at the northeast corner of 67th Avenue and Pinnacle Peak Road.

THE ISSUE

A rezoning application has been submitted for approval to the City Council for a parcel located at the northeast corner of 67th Avenue and Pinnacle Peak Road. The application is being made by Nick Wood, Esq, Snell & Wilmer LLP.

OTHER INFORMATION

Rezoning case Z-16-17-1 is a request to rezone from 1.31 acres of S-1 (Ranch or Farm Residence) and 0.27 acres of RE-43 (Residential Estate – One Family Residence) to 1.58 acres of C-1 (Neighborhood Retail) to allow a neighborhood retail center.

The Deer Valley Planning Committee heard the request on May 18, 2017, and it was approved, per staff stipulations with a modification to one stipulation and an additional stipulation. Vote: 6-0.

The Planning Commission heard this request on June 8, 2017, and it was approved, as recommended by the Deer Valley Village Planning Committee with the deletion of Stipulation #6 and a modification to Stipulation #4 as read into the record with an additional stipulation. Vote: 5-2 (Katsenes and Heck).

The item was appealed by opposition on June 15, 2017. The reasons for the appeal are as follows:

- Proposed zoning will substantially degrade existing visual character and quality of the residential surroundings.
- Proposed zoning is not consistent with the general plan land use designation.
- The proposed development will increase traffic volume and challenges in the area, and cut-through traffic into the neighborhood.

A $\frac{3}{4}$ vote of the City Council is required to approve this application for rezoning.