

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 17	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-50-20-7
Location:	Northeast corner of 9th Avenue and Jefferson Street
From:	C-3 SP CMOD
To:	C-3 CMOD
Acreage:	1.12
Proposal:	Special Permit removal to allow C-3 CMOD permitted uses
Applicant:	Leodra Bowdell, Phoenix Permit Services
Owner:	Arizona, LLC
Representative:	Leodra Bowdell, Phoenix Permit Services

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Central City** 12/14/2020 Approval, per the staff recommendation. Vote: 12-1.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-50-20-7, per the Central City Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard  
Second: Montalvo  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The request is compatible with the Capitol Mall Overlay District and the Transit Oriented Development Strategic Policy Framework policies and goals.
2. The proposal will allow for commercial uses on an underutilized property along a planned light rail corridor.
3. The proposal will support the establishment of small retail businesses near downtown.

Stipulations:

1. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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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