

## Attachment C

### REPORT OF PLANNING COMMISSION ACTION November 2, 2017

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-SP-10-17-2
Location:	Approximately 150 feet north of the northeast corner of Cave Creek Road and Grandview Road
Request:	C-2 To: C-2 SP Acreage: 0.71
Proposal:	Special Permit to allow automobile retail sales and all underlying C-2 uses
Applicant:	Michael Lostetter, Auto Obsession, LLC
Owner:	Michael Lostetter, Auto Obsession, LLC
Representative:	Michael Lostetter, Auto Obsession, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 10/2/2017 Approved, per the staff recommendation with a modification to Stipulation 3. Vote: 11-0.

Planning Commission Recommendation: Approved, per the staff recommendation with a modification to Stipulation 3 as read into the record by staff.

Motion discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-SP-10-17-2 per the staff recommendation with the modified stipulation.

Maker: Glenn  
Second: Heck  
Vote: 6-0  
Absent: Montalvo and Shank  
Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposed use is compatible with the surrounding commercial uses.
3. The proposal will bring the existing use into conformance and make improvements to the site which will contribute to the enhancement of the area.

Stipulations:

1. Prior to the issuance of a permit for tenant improvements, the landscaping along the Cave Creek Road frontage shall be replenished to provide landscaping in accordance with C-2 zoning district standards for planting type, size and quantity, as approved by the Planning and Development Department. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians.
2. No outside amplification or speakers shall be installed.
3. The existing chain-link fence shall be removed and replaced with a decorative wall or fence WITHIN 36 MONTHS, as approved by the Planning and Development Department.
4. There shall be no more than 30 cars for sale on the site at one time.
5. The striping for the queuing lane shall be obliterated.
6. That all vehicles offered for sale, excluding those displayed along the Cave Creek Road frontage, shall be positioned in designated and striped parking spots.
7. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners and tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.