

Attachment C - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION October 4, 2018

ITEM NO: 10	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-40-18-7
Location:	Approximately 255 feet north of the northeast corner of 75th Avenue and Van Buren Street
From:	CP/GCP
To:	A-1
Acreage:	25.34
Proposal:	Light industrial
Applicant:	Colony NorthStar, Inc.
Owner:	CI PHX I-GW, LLC
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 9/11/2018 Approval, per the staff recommendation. Vote: 7-0.

Planning Commission Recommendation: Approval, as recommended by the Estrella Village Planning Committee, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-40-18-7, as recommended by the Estrella Village Planning Committee, with an additional stipulation as read into the record.

Maker: Shank

Second: Heck

Vote: 7-0

Absent: Montalvo, Whitaker

Opposition Present: No

Findings:

1. The proposed use is consistent with the General Plan Land Use Map designation of Industrial. A general plan amendment is not required.
2. The A-1 zoning district will allow industrial uses that are consistent in scale and character with the land use pattern in the surrounding area.
3. The subject site has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).

Stipulations:

1. The development shall be in general conformance to the site plan dated June 22, 2000, as approved by the Planning and Development Department.
2. The development shall adhere to Commerce Park/General Commerce Park development standards, as approved by the Planning and Development Department.
3. The developer shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.
4. A minimum of three inverted-U bicycle racks shall be provided on site and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
5. 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.
6. 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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