

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 14	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-71-22-4
Location:	Southeast corner of 35th Avenue and Grand Avenue
From:	A-2
To:	A-2 HGT/WVR
Acreage:	6.26
Proposal:	Height waiver up to 110 feet for a silo.
Applicant:	Drake Switching Company, LLC
Owner:	Drake Switching Company, LLC
Representative:	Ashley Marsh, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 12/14/2022 Approval, per the staff recommendation. Vote: 8-1.

Planning Commission Recommendation: Approval, per the Maryvale Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-71-22-4, per the Maryvale Village Planning Committee recommendation.

Maker: Jaramillo
Second: Busching
Vote: 8-0
Absent: Mangum
Opposition Present: No

Findings:

1. The proposed zoning is consistent with the General Plan Land Use Map designation of Industrial.
2. The proposed development, as stipulated, is compatible with the surrounding land uses.
3. The proposed silo is consistent with the scale and character of the surrounding area and will also promote employment.

Stipulations:

1. The maximum building height shall be 110 feet.
2. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
4. 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.
5. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.