

## Attachment C

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

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-50-17-2
Location:	Approximately 1,900 feet east and 1,075 feet south of the of the southeast corner of North Valley Parkway and Sonoran Desert Drive
Request:	FH NBCOD To: R-2 NBCOD Acreage: 0.94
Proposal:	Multifamily Residential
Applicant:	LVA Urban Design Studio c/o Ron Harris
Owner:	Toll Brothers AZ Construction Company
Representative:	LVA Urban Design Studio c/o Ron Harris

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 10/26/2017 Approved, per the staff recommendation. Vote: 7-0.

Planning Commission Recommendation: Approved, as recommended by the North Gateway Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-50-17-2 as recommended by the North Gateway Village Planning Committee.

Maker: Katsenes  
Second: Wininger  
Vote: 6-0  
Absent: Montalvo and Shank  
Opposition Present: No

#### **Findings:**

1. The request is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. The R-2 NBCOD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.

Stipulations:

1. The applicant, or its successor, shall prepare the appropriate FEMA documentation necessary to obtain a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).
2. 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.