

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION August 1, 2019

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-19-19-6
Location:	Northeast corner of 51st Street and Taylor Street
From:	R-3
To:	A-1
Acreage:	1.12
Proposal:	Manufacturing, office and warehouse
Applicant:	Blue Box Holding, LLC
Owner:	Blue Box Holding, LLC
Representative:	Withey Morris, PLC - William F. Allison

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 7/2/2019 Approval, per the staff recommendation with an additional stipulation. Vote: 14-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-19-19-6, per the Camelback East Village Planning Committee recommendation.

Maker: Howard  
Second: Montalvo  
Vote: 8-0  
Absent: Johnson  
Opposition Present: No

#### **Findings:**

1. As stipulated, the proposed development will be compatible with the surrounding residential uses.
2. The proposed zoning is consistent with several goals and policies of the General Plan.
3. The proposed development, as stipulated, is compatible with development in the area considering the site's proximity to the freeway.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped April 10, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
2. All parking shall be located behind the building, as approved by the Planning and Development Department.
3. Any outdoor storage shall be located behind the building and be screened by a minimum 8-foot high decorative masonry wall, as approved by the Planning and Development Department.
4. One framing inspection for the primary building must be approved prior to the issuance of a permit for any off-premise signage.
5. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the 51st Street and Taylor Street frontages, as approved by the Planning and Development Department.
6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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.
9. RECYCLING SERVICES SHALL BE PROVIDED ON SITE.

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