

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION December 6, 2018

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-55-18-2
Location:	Approximately 60 feet east of the southeast corner of 22nd Street and Quail Avenue
From:	CP/BP DVAO
To:	CP/GCP DVAO
Acreage:	0.71
Proposal:	Landscaping contractor storage warehouse and office
Applicant:	Emily Fritz, JDEF Holdings, LLC
Owner:	Emily Fritz, JDEF Holdings, LLC
Representative:	Emily Fritz, JDEF Holdings, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 11/5/2018 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, as recommended by the Paradise Valley 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-55-18-2, as recommended by the Paradise Valley Village Planning Committee, with an additional stipulation as read into the record.

Maker: Shank
Second: Wininger
Vote: 7-0
Absent: Glenn, Heck
Opposition Present: No

Findings:

1. The proposal is not consistent with the Industrial General Plan Land Use Map designation; however, the proposal is less intense than industrial uses and activates a vacant lot.
2. The proposal is compatible with the surrounding land uses.
3. The proposed land use is appropriate within the Deer Valley Airport Overlay District.

Stipulations:

1. Trees located within the required landscape setback shall be a minimum of two inches in caliper.
2. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, offsets, recesses and variation in window size and location, as approved by the Planning and development Department.
3. A minimum of two inverted-U bicycle racks (4 spaces) for guests or employees shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The developer shall provide a 5-foot wide sidewalk along Quail Avenue, as approved by the Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVL) to future owners or 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.
7. In the event archeological 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.
8. 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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