

Attachment C- Planning Commission Action

REPORT OF PLANNING COMMISSION ACTION October 3, 2017

ITEM NO: 1	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-TA-1-17-4
Location:	Northwest corner of 3rd Street and McDowell Road
Request:	Maximum Density 14.50 du/ac To: Maximum Density 97 du/ac Acreage: 1.68
Proposal:	Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code map to amend the density provisions in the Townsend Park Character Area for the property located at the northwest corner of 3rd Street and McDowell Road
Applicant:	Senexco Arizona Star Holdings, Inc.
Owner:	Coletta Spurling
Representative:	Larry Lazarus; Lazarus, Silvyn & Bangs, PC

ACTIONS:

Staff Recommendation: Approval, per Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Encanto 9/11/2017 Approved, per the staff recommendation. Vote: 12-0.

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

Motion discussion: N/A

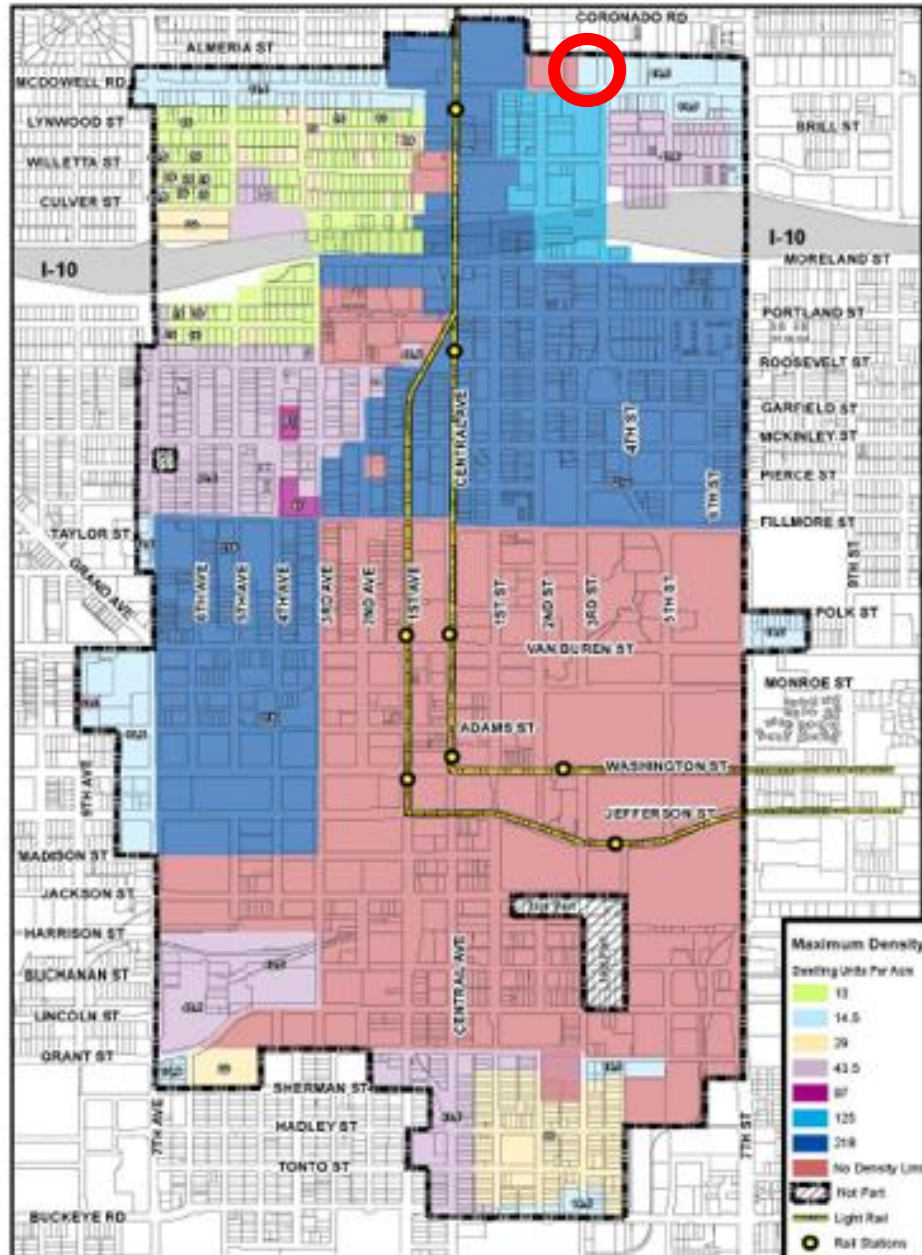
Motion details – Commissioner Katsenes made a MOTION to approve Z-TA-1-17-4 as recommended by the Encanto Village Planning Committee.

Maker: Katsenes
Second: Montalvo
Vote: 7-0
Absent: Whitaker
Opposition Present: No

Proposed Language:

Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old map, and inserting new map as follows:

- D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section [1223](#) requirements:
(NOTE: SUBJECT PARCELS ARE OUTLINED IN RED)



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