

# Attachment D- Planning Commission Summary

## REPORT OF PLANNING COMMISSION ACTION

December 6, 2018

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-65-18-8
Location:	Approximately 600 feet south of the southeast corner of 9th Avenue and Buckeye Road
From:	R-3 CCSIO
To:	C-2 CCSIO
Acreage:	1.23
Proposal:	Hospital
Applicant:	S.R.V. Holdings, Inc.
Owner:	Maricopa County Special Health Care District
Representative:	Carolyn Oberholtzer; Bergin, Frakes, Smalley, Oberholtzer, PLLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 11/19/2018 Approval, per the staff recommendation, with a modified stipulation. Vote: 11-2.

Planning Commission Recommendation: Approval, as recommended by the Central City 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-65-18-8, as recommended by the Central City Village Planning Committee, with an additional stipulation as read into the record.

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

### **Findings:**

1. The request is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The subject site is located within and compliant with, the Central City South Interim Overlay District.
3. As stipulated, the proposal is consistent with the character of existing development in the

surrounding area.

Stipulations:

1. The developer shall replenish landscaping per the C-2 zoning district minimum Standard FOR THE LANDSCAPE SETBACK ON THE PROPERTY'S WESTERN BOUNDARY ALONG 9TH AVENUE prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions, and all trees within the landscape setback shall be located adjacent to the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
2. A minimum of two inverted-U bicycle racks shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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.
4. 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.
5. 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.
6. 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.
7. 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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