

## Attachment C

### REPORT OF PLANNING COMMISSION ACTION

April 5, 2018

REVISED 4/11/2018

ITEM NO: 10	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-190-G-84-7(5)
Location:	Approximately 300 feet east of the northeast corner of 91st Avenue and McDowell Road
Request:	From: PCD (Approved C-2 PCD) To: C-2 HGT/WVR PCD Acreage: 2.29
Proposal:	Hotel with a height waiver for up to 50 feet
Applicant:	Benjamin Tate, Withey Morris, PC
Owner:	OM SAI 8, LLC
Representative:	Benjamin Tate, Withey Morris, PC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Maryvale** 3/14/2018 Approval with an additional stipulation. Vote: 9-0.

Planning Commission Recommendation: Approval, as recommended by the Maryvale Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Whitaker made a MOTION to approve Z-190-G-84-7(5), as recommended by the Maryvale Village Planning Committee.

Maker: Whitaker

Second: Shank

Vote: 5-1 (Glenn)

Absent: Johnson, Heck

Opposition Present: Yes

#### **Findings:**

1. The proposal will provide a specialized commercial service that caters to the diverse needs of the community.
2. The request for additional building height is consistent with the adjacent zoning approval and will not be detrimental to surrounding properties.
3. The proposal is compatible with the existing freeway corridor, as well as with the commercial uses to the north and west along McDowell Road.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped March 8, 2018 and elevations date stamped January 8, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be four stories and 50 feet.
3. A minimum eight-foot-wide landscape setback, with minimum 2-inch caliper trees, shall be placed 20 feet on center or in equivalent groupings along the east property line as approved by the Planning and Development Department.
4. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
5. 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.
6. AN EIGHT-FOOT-HIGH SOLID BLOCK WALL SHALL BE CONSTRUCTED ALONG THE EAST PROPERTY LINE WHERE ADJACENT TO THE AUSTIN CENTERS FOR EXCEPTIONAL STUDENTS (THE ACES) SCHOOL PLAYGROUND AND MAY TAPER TO A SIX-FOOT-HIGH SOLID BLOCK WALL ALONG THE REMAINDER OF THE EAST PROPERTY LINE.

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