

Attachment D

REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 12	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-30-20-5
Location:	Southeast of the southeast corner of 107th Avenue and Camelback Road
From:	R1-6, R1-6 SP, and C-2
To:	GC
Acreage:	122.92
Proposal:	Rezone to allow all permitted and accessory uses within the Golf Course zoning district.
Applicant:	City of Phoenix, Planning Commission
Owner:	VDP Property Holdings, LLC
Representative:	City of Phoenix, Planning and Development

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 8/12/2020 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Maryvale Village Planning Committee recommendation, with comments on allowed uses in the Golf Course District.

Motion Discussion:

Commissioner Mangum stated that Commissioner Howard mentioned an Ordinance 641.a. She stated that she would like to spend some time talking about that, for the purpose of clarifying the permitted activities that are allowed in that Ordinance, as well as the Golf Course in public and private use. This policy is part of the City Council and the following are functioning activities of a golf course. There would be daily golf, corporate golf groups/outings/tournaments, member golf events, hotel golf groups and events, charity golf groups and tournaments, member social events, charitable functions, corporate meetings, daily breakfast dining, daily happy hour, nightly dinner dining, private dinners, catered private events, weddings and receptions, rehearsal/anniversary/shower dinners and parties, holiday events/parties/brunches, indoor/outdoor live music and concerts, Super Bowl and other large sporting event functions, professional golf tournaments, roof deck dining and events, tent events, auto shows, hole-in-one events, charitable breakfasts/luncheons, business meetings and seminars, simulators and other electronic golf, lessons and clinics, golf alternatives (such as footgolf, flinggolf, etc), bar mitzvahs and bat mitzvahs.

She stated that there are a lot of uses for a golf course for this neighborhood. She expressed that she felt for these neighbors, as this is what they purchased that land for.

They want a golf course and there is a lot that they can do to make it profitable. She stated that she was going to support the case and that she would like to make a motion.

Motion details: Commissioner Mangum made a MOTION to approve Z-30-20-5, per the Maryvale Village Planning Committee recommendation, with the information that she referenced earlier regarding the uses intended for the Golf Course District.

Maker: Mangum
Second: Gaynor
Vote: 5-1 (Busching)
Absent: Johnson, Montalvo, Shank
Opposition Present: Yes

Findings:

1. The proposal is consistent with the Phoenix General Plan Land Use Map designation of Parks/Open Space-Privately Owned.
2. The proposal will maintain the existing open space and will reinforce the existing neighborhood identity and character of the area.
3. The proposal is compatible with the existing use on the site.

Stipulations:

1. The monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
 - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs.
 - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
 - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
2. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.