

Attachment C

REPORT OF PLANNING COMMISSION ACTION May 3, 2018

ITEM NO: 3	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-116-Q-81-6
Location:	Approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway
Request:	From: PCD (Approved C-O M-R SP PCD) To: RH PCD Acreage: 1.62
Proposal:	Major amendment to the Pointe South Mountain PCD to allow accessory conference and exhibition uses for the Arizona Grand Resort
Applicant:	Arizona Grand Resort, LLC
Owner:	Arizona Grand Resort, LLC
Representative:	Stephen C. Earl of Earl, Curley & Lagarde

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 4/17/2018 Approval, per the staff recommendation. Vote: 16-0.

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

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve Z-116-Q-81-6, as recommended by the South Mountain Village Planning Committee.

Maker: Heck
Second: Montalvo
Vote: 6-0
Absent: Whitaker, Shank
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The RH PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.

3. The proposal would support the expansion of a resort use that is a major driver of economic and tourist activity in the surrounding area.

Stipulations:

1. All stipulations of the underlying PCD approvals shall remain intact.
2. The development shall be in general conformance with the site plan and landscape plan date stamped January 25, 2018, as approved by the Planning and Development Department.
3. The free-standing arcade, as depicted on the elevations date stamped January 25, 2018, shall be consistent with existing resort elements and contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
4. 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 Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.