

Attachment C

REPORT OF PLANNING COMMISSION ACTION November 2, 2017

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-42-17-8 (2950 East Broadway Road PUD)
Location:	Northwest corner of 30th Street and Broadway Road
Request:	CP/GCP RSIO, C-2 RSIO To: PUD RSIO Acreage: 7.67
Proposal:	Planned Unit Development to allow a mix of commerce park and intermediate commercial uses, and automobile sales
Applicant:	Benjamin Graff, Aday Graff, PC
Owner:	VWP SSF Broadway Industrial, LP
Representative:	Benjamin Graff, Aday Graff, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 10/10/2017 Approved, per the staff recommendation with two additional stipulations. Vote: 15-0.

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

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-42-17-8 as recommended by the South Mountain Village Planning Committee.

Maker: Katsenes
Second: Wininger
Vote: 6-0
Absent: Montalvo and Shank
Opposition Present: No

Findings:

1. The proposal is in conformance with several General Plan goals and policies.
2. The proposed rezoning provides a mix of permitted uses which adds to the employment opportunities for the surrounding area.
3. The proposed development is consistent in scale and character with the surrounding land use pattern.

Stipulations:

1. An updated Development Narrative for the 2950 East Broadway Road PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 18, 2017, as modified by the following stipulations:
 - a. Page 5, Land Use Plan, Land Use Categories, 1st sentence: Specify the acreage of the C-2 zoning area.
 - b. Page 5, Land Use Plan, Land Use Categories, 6th sentence: Update language to indicate that a survey and legal description will be submitted as a condition of final PUD approval.
 - c. Page 10, Development Standards: Revise the Development Standards language to specify conformance to the General Commerce Park option of the Commerce Park district as follows:
"The development standards shall comply with Section 507, Tab A and 626 (GENERAL COMMERCE PARK OPTION) of the Phoenix Zoning Ordinance."
 - d. Page 9, Land Use Plan – Figure 1, Exhibit 8: Shall be updated and replaced with a new land use plan demonstrating specific areas that are dimensioned to reflect the updated legal description. Land Use Area C shall only apply to a portion of the building at the southern boundary that is currently zoned C-2 and is not to be extended further north.
 - e. Page 11, Landscaping: Delete the first sentence.
 - f. Page 56, Exhibit 5: Legal description shall be updated to reflect specific land use areas.
 - G. PAGE 10, SECTION F.3.B.II: REPLACE WITH THE FOLLOWING: "C-2 USES AS OUTLINED IN SECTION 623.D OF THE PHOENIX ZONING ORDINANCE; EXCEPT THAT THE FOLLOWING LAND USES SHALL BE PROHIBITED: 1) RESIDENTIAL 2) ADULT BOOKSTORE, ADULT NOVELTY STORE, ADULT THEATRE, ADULT LIVE ENTERTAINMENT ESTABLISHMENT, EROTIC DANCE OR PERFORMANCE STUDIO 3) CAR WASHING – INDOOR OR OUTDOOR 4) NONPROFIT MEDICAL MARIJUANA DISPENSARY FACILITY"
 - H. EXHIBIT 4: UPDATE NORTH PHOTOGRAPH ELEVATIONS TO REFLECT EXISTING CONDITIONS.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. 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.

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