

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 10	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-86-18-2
Location:	Northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment
From:	S-1
To:	CP/GCP
Acreage:	11.01
Proposal:	Recreational vehicle and boat storage facility
Applicant:	Mark Temen, Fortress RV Storage, LLC
Owner:	The Prescott Valley Company
Representative:	Lazarus, Silvyn, & Bangs, PC

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:

Deer Valley 5/16/2019 No Recommendation (motion to approve failed). Vote: 3-5.

Planning Commission Recommendation: Approval, per the staff recommendation with additional stipulations.

Motion Discussion: N/A

Motion details: Commissioner Wininger made a MOTION to approve Z-86-18-2, per the staff recommendation, with an additional stipulation as read into the record, and additional stipulations:

13. No maintenance facilities shall be permitted on the premises.
14. Lighting shall be shielded with cut-off fixtures and deflectors to reflect light downward and limit on-site lighting levels to a maximum of one-half foot candle at the north and east property lines.
15. Storage access to the north portion of the site, for Phase II of the development, shall have limited hours from 7:00 a.m. to 9:00 p.m.
16. The minimum wall height along the south and east property lines shall be no less than 8 feet.

Maker: Wininger

Second: Shank

Vote: 9-0

Absent: None

Opposition Present: Yes

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Mixed Use (Commerce Business Park/15+ dwelling units per acre).
2. As stipulated, the proposed development is compatible with the existing zoning in the surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~January 29, 2019~~, MARCH 8, 2019, as modified by the following stipulations and as approved by the Planning and Development Department.
2. Drought tolerant, 3-inch caliper evergreen trees 20 feet on center or in equivalent groupings shall be provided in the landscape setback areas, as approved by the Planning and Development Department.
3. All perimeter walls shall incorporate stone veneer, stonework, integral color CMU block or faux stone, and be compatible with the existing wall on the northern most property lines, as approved by the Planning and Development Department.
4. A minimum landscape setback of 30 feet shall be required along the west property lines, as approved by the Planning and Development Department.
5. A minimum landscape setback of 20 feet shall be required along the north and south property lines, as approved by the Planning and Development Department.
6. Minimum landscape setbacks shall be provided as follows along the eastern property line as depicted in the setback exhibit dated January 29, 2019 and as approved by the Planning and Development Department.
 - a. A minimum setback of 20 feet for the northern 420 feet.
 - b. A minimum setback of 15 feet for the middle 343 feet.
 - c. A minimum setback of 10 feet for the southern 160 feet, terminating at the 20-foot landscape setback along the southern property line.
7. The developer shall coordinate access and frontage requirements with the Arizona Department of Transportation.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
9. 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.
10. 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.

11. 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.
12. 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.
13. NO MAINTENANCE FACILITIES SHALL BE PERMITTED ON THE PREMISES.
14. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO REFLECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE-HALF FOOT CANDLE AT THE NORTH AND EAST PROPERTY LINES.
15. STORAGE ACCESS TO THE NORTH PORTION OF THE SITE, FOR PHASE II OF THE DEVELOPMENT, SHALL HAVE LIMITED HOURS FROM 7:00 A.M. TO 9:00 P.M.
16. THE MINIMUM WALL HEIGHT ALONG THE SOUTH AND EAST PROPERTY LINES SHALL BE NO LESS THAN 8 FEET.

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