

## Attachment C

### REPORT OF PLANNING COMMISSION ACTION May 3, 2018

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-4-18-8
Location:	Approximately 50 feet west of the southwest corner of 12th Street and Fillmore Street
Request:	From: R-3 RI SP HP To: R-3 RI HP Acreage: 0.41
Proposal:	Removal of a Special Permit for child care center, to allow underlying R-3 uses.
Applicant:	Deborah Campbell
Owner:	Deborah Campbell
Representative:	Deborah Campbell

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Central City** 4/9/2018 Approval, per the staff recommendation. Vote: 16-0.

Planning Commission Recommendation: Approval, as recommended by the Central City Village Planning Committee, with an additional stipulation as read into the record.

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve Z-4-18-8, as recommended by the Central City Village Planning Committee, with an additional stipulation as read into the record.

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

#### **Findings:**

1. The removal of the Special Permit will allow for multifamily residential development, which is consistent with the surrounding zoning and land uses.
2. The proposal to develop the site with multifamily residences is consistent with the vision of the land use opportunities depicted in the Eastlake-Garfield TOD District Policy Plan.

Stipulation:

1. 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.

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