

Attachment C

REPORT OF PLANNING COMMISSION ACTION May 3, 2018

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| ITEM NO: 6 | |
| | DISTRICT NO.: 7 |
| SUBJECT: | |
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| Application #: | Z-92-17-7 |
| Location: | Approximately 230 feet west of the northwest corner of 7th Avenue and Polk Street |
| Request: | From: C-3 CMOD To: C-3 CMOD ACOD Acreage: 1.91 |
| Proposal: | Expand Arts, Culture and Small Business Overlay to allow a combination of venue and art gallery |
| Applicant: | John Lines |
| Owner: | Wisso, LLC |
| Representative: | Julie Jennings |

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-92-17-7, 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 application site is contiguous to the existing boundaries of the Arts, Culture and Small Business Overlay District. Approval of the additional properties within the Arts, Culture and Small Business Overlay District will contribute to the vitality of the broader downtown area and enhance community events.

2. The request is consistent with the goals and values of the City of Phoenix 2015 General Plan. Approval of the application will allow local and small businesses to operate and grow on the subject site.

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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