

To: Planning and Zoning Board members
Through: John Wesley, Planning Director
From: Kim Steadman, Planner II
Date: May 18, 2016
Subject: Case: Z15-044 (PLN2015-00447) Site Plan Review for Canyon Winds – Parcel 51

The Planning and Zoning Board heard this case at the March 1, 2016 hearing. The applicant's request was for rezoning to LC-BIZ-PAD, a Council Use Permit, and site plan review. The P&Z Board recommended approval, and on April 18th the City Council approved the request.

The case is before the Board again this month because the Public Notice published by Staff did not include a reference to Site Plan Review. The applicant correctly advertised the case in letters sent to neighbors and on the sign that was posted on the site.

Staff recommends approval of the site plan with the conditions from the Ordinance for rezoning to LC-BIZ-PAD and Council Use Permit for this project:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary elevations, and landscape plan (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of approval of Design Review case DR15-039.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) need separate approval and permit for locations, size and quantity.
5. All street frontage landscaping to be installed in the first phase of construction unless a phasing plan is approved by the Planning Director.
6. Compliance with all requirements of the Subdivision Technical Review Committee, if required.
7. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
8. Property Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
9. Written notice be provided to future residents, and acknowledgment received that the project is within five (5) miles of the Falcon Field Airport.
10. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
11. Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a native plant preservation plan.
12. Compliance with the landscaping standards contained in the Desert Uplands Guidelines.
13. Compliance with an Amended Development Agreement related to the Property.