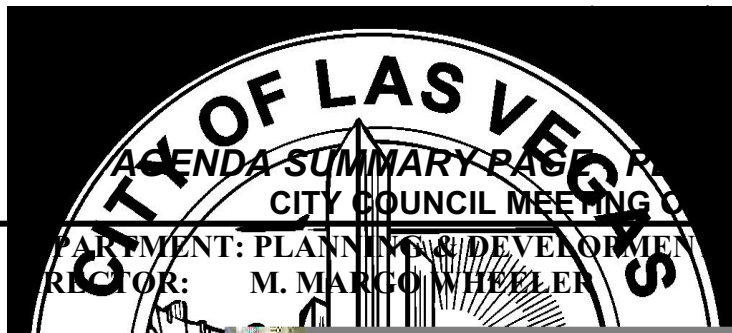




Agenda Item No.: **92.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING ON AUGUST 20, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**  
**DIRECTOR: M. MARCO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

GPA-28510 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

|                          |   |
|--------------------------|---|
| Planning Commission Mtg. | 3 |
| City Council Meeting     | 0 |

**APPROVALS RECEIVED BEFORE:**

|                          |   |
|--------------------------|---|
| Planning Commission Mtg. | 2 |
| City Council Meeting     | 0 |

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted at Meeting Support Letter from the Northwest Area Residents Association (NARA) by Allen Hendrickson
7. Backup Referenced from the 07-24-08 Planning Commission Meeting Item 31

Motion made by GARY REESE to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN D. ROSS)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 92-96.

MAYOR GOODMAN announced that COUNCILMAN ROSS has been excused and MAYOR PRO TEM REESE will handle COUNCILMAN ROSS items.

ALAN HENDRICKSON, 5715 West Alexander Road, appeared on behalf of the applicant and stated that the goal is to construct additional space for a storage facility. He used the overhead to

## **CITY COUNCIL MEETING OF: AUGUST 20, 2008**

depict the surrounding site, particularly the existing walls and proposed walls. To the north are two office buildings under construction or completed; to the west is C-2 zoning, and there is an alley that separates the C-2 zoning from the street. To the south, there is an office lot and C-2 zoning again. Residential zoning is a notable distance from the subject site. MR.

HENDRICKSON met with the residents of the Northwest Area Residents Association (NARA), who provided him with a letter of support that he submitted for the record.

MR. HENDRICKSON used the map depicting photos of the wall under construction on the west side. The south wall is six feet high and runs from the front of the property to the rear. There is a pre-existing wall. It would not look appropriate to have a six-foot and an eight-foot wall. With that, the request is to have the wall remain at six feet to be consistent. The existing north wall is six feet, and it is requested that the new block walls in the front and rear of the property be the same.

MARGO WHEELER, Director of Planning and Development, read into the record the amendment to Condition 7 for Item 96 with the concurrence of MR. HENDRICKSON.

COUNCILMAN BROWN asked EART ANDERSON, Public Works, if the alley is a public alley and if it has anything to do with the flood control that it impacts property lines. MR. ANDERSON replied that alleys do provide for surface flood runoff, but, generally, are not primary barriers. COUNCILMAN BROWN also verified with MR. HENDRICKSON that the conditions reflect leaving them as is and having no improvements. Regarding the rear wall, MR. HENDRICKSON stated that the footing was poured for a six-foot wall to match the north/south wall. COUNCILMAN BROWN pointed out that if the alley is going to be there and if there is significant equipment, the eight-foot wall would be appropriate as a safety measure.

MAYOR GOODMAN declared the Public Hearing closed for Items 92-96.