

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 2, 2022

ITEM NO: 11	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-7-22-3
Location:	Approximately 190 feet west of the northwest corner of 22nd Street and Paradise Lane
From:	S-1
To:	R1-8
Acreage:	1.10
Proposal:	Single-family residential
Applicant:	Dejan Bosnjak
Owner:	Novica Bosnjak
Representative:	Edmir Dzudza

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 5/2/2022 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-7-22-3, per the Paradise Valley Village Planning Committee recommendation.

Maker: Gaynor
Second: Gorraiz
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes

Findings:

1. The proposal will develop a vacant property, and as stipulated, will be compatible with surrounding land uses.
2. As stipulated, the requested R1-8 zoning is consistent with surrounding land uses and will allow for an appropriate transition between ranch residential uses to the east and the single-family residential subdivisions to the west and south.
3. The proposal will allow for additional housing opportunities in the Village.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped March 1, 2022, as approved by the Planning and Development Department.
2. A minimum building setback of 40 feet shall be required adjacent to Paradise Lane, as approved by the Planning and Development Department.
3. A minimum of two, 2-inch caliper shade trees shall be planted on each lot in close proximity to the sidewalk to provide shade on the sidewalk, as approved by the Planning and Development Department.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
6. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
7. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. 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.
9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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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