

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 2, 2023

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-74-22-8
Location:	Approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road
From:	S-1
To:	R1-10
Acreage:	9.78
Proposal:	Single-family residential
Applicant:	Francisco Badilla
Owner:	Hilario Casillas
Representative:	Francisco Badilla

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 2/13/2023 Approval, per the staff recommendation with modifications. Vote: 7-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-74-22-8, per the Laveen Village Planning Committee recommendation with a modification to Stipulation No. 1 to allow 17 lots.

Maker: Boyd
Second: Jaramillo
Vote: 5-2 (Perez, Howard)
Absent: Simon and Gaynor
Opposition Present: Yes

Findings:

1. The proposal is compatible with the surrounding land uses and zoning to the north, west and east.
2. The proposal will redevelop an underutilized property and provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations:

1. The maximum density for the project shall not exceed ~~2 dwelling units per acre~~ **16 17 LOTS**.
2. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
3. ~~The developer shall present~~ THE conceptual building elevations, landscape plan, wall plan, and signage for monument and entryway SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION ~~to the Laveen Village Planning Committee for review and comment~~ prior to preliminary site plan approval ~~through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval,~~ with specific regard to the following elements. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - a. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, with a modern farmhouse design, that conveys a sense of continuity throughout the development.
4. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed adjacent to the open space and trail to the west, as approved by Planning and Development Department.
5. Project entry/exit drives shall incorporate enhanced landscaping with a variety of at least three plant materials, with a minimum landscape area of 250 square feet, as approved by the Planning and Development Department.
6. All street improvements outside of Phoenix City limits along 27th Avenue shall be reviewed and approved by Maricopa County.
7. The developer shall construct a minimum 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the west side of 27th Avenue, planted to the following standards, and as approved by the Planning and Development Department and Maricopa County Department of Transportation.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or equivalent groupings, to provide a minimum of 75% shade, at maturity. Shade calculations shall be based on summer solstice at noon as shown on a shading exhibit.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage, at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department and Maricopa County Department of Transportation on an alternative design solution consistent with a pedestrian environment.

8. The developer shall dedicate a minimum of 25 feet of right-of-way for the south half of Ellis Street, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum of 50-feet of right-of-way for all local public streets within the development, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, detached sidewalks, 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of the City of Phoenix Sky Harbor International Airport (PHX) 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.
12. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes, animal privilege private properties and rodeo private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City Attorney. Additionally, the disclosures shall be noted in the CC&Rs in a section titled "nuisances".
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.
16. 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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