

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-7-18-5

May 3, 2018

<u>Village Planning Committee</u> Meeting Date:	March 14, 2018
<u>Planning Commission</u> Hearing Date:	April 5, 2018
Request From:	S-1 SP (66.63 acres)
Request To:	R1-10 (66.63 acres)
Proposed Use:	Single-Family Residential
Location:	Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road
Owner:	RLD II Loan, LLC
Applicant:	José Castillo, Mattamy Homes
Representative:	Jordan Rose, Rose Law Group, PC
Staff Recommendation:	Approval, subject to stipulations

The Maryvale Village Planning Committee heard the request on March 14, 2018 alongside companion case GPA-MV-1-18-5. The committee recommended denial of the companion case GPA-MV-1-18-5, and therefore took no action on the subject request Z-7-18-5. The Planning Commission heard both requests on April 5, 2018 and recommended approval of companion case GPA-MV-1-18-5 and recommended a continuance for the subject request Z-7-18-5 to the May 3, 2018 Planning Commission hearing.

As a result of ongoing dialogue with area residents, city staff and adjacent property owners the applicant is proposing an update to the conceptual site plan and conceptual circulation plan for the project. The applicant is recommending staff stipulations 1 and 8 be modified to reflect a revised conceptual site plan and circulation plan. Additionally, the applicant is recommending modifications to staff stipulations 11 and 16 to encourage coordination with the City of Glendale. Staff has also identified various technical corrections and lastly the applicant is recommending four additional stipulations to address the following:

- Restricting access on 107th Avenue for emergency vehicles only with the exception that residents may have vehicular access (exit only) during days of

spring training games prior to completion of Ball Park Boulevard to the north and connecting to Maryland Avenue.

- The Property owner shall record documents that disclose the existence, and operational characteristics of the Camelback Ranch - Glendale Spring Training Facility.
- Lots adjacent to 107th Avenue shall be a minimum 18,000 square feet
- A minimum 50% of the lots adjacent to 107th Avenue shall be limited to single story.

Revised Stipulations

1. The development shall be in general conformance with the conceptual site plan date stamped ~~February 5, 2018~~ MAY 3, 2018 and conceptual circulation plan date stamped ~~February 27, 2018~~ MAY 3, 2018 as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - a. Location of open space areas
 - b. The Park shall be a minimum of ~~2.30 acres~~ 1.38 acres.
 - c. Location and number of pedestrian trails providing connectivity to each of the open space areas and multi-use trail on 107th Avenue.
2. A minimum of 15 percent of the gross site area shall be retained as common area, as approved by the Planning and Development Department.
3. A minimum 50-foot-wide landscaped common area, inclusive of the required perimeter setback, shall be provided and maintained along 107th Avenue as approved by the Planning and Development Department. Landscaping within the common area shall include a minimum of a ~~mixture~~ 50% of 1.5-inch (~~50%~~) caliper and 50% 2-inch (~~50%~~) caliper trees planted at a minimum SPACING of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A landscaped entry and monument sign shall be provided at ~~both~~ THE entryways into the development. The landscaped ENTRY~~entries~~ shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.
6. The project shall not exceed 207 lots.

7. A 10-foot public multi-use trail shall be constructed, WITH IN AN EASEMENT, in accordance with the MAG standard detail along the west side of 107th Avenue, as approved by the Parks and Recreation Department and the Planning and Development Department.
8. Internal trails identified on the conceptual circulation plan date stamped ~~February 27, 2018~~ MAY 3, 2018 shall be a minimum of 8 feet in width.
9. A minimum of 33% of the dwelling units shall have covered porches, which face the front, and are a minimum of 60 square feet in area with a depth of at least six feet, as approved by the Planning and Development Department.
10. The developer shall provide a "No Hazard Determination for proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to Planning and Development Department's preliminary plat approval.
11. The developer shall dedicate to the City of Phoenix an avigation easement for the site, per the form and content prescribed by the City Attorney, prior to Planning and Development Department preliminary plat approval. THE DEVELOPER SHALL ALSO DEDICATE AND RECORD AN AVIGATION EASEMENT IN FAVOR OF THE CITY OF GLENDALE IN THE FORM SUBMITTED TO THE CITY OF PHOENIX.
12. The property owner shall record documents that disclose the existence, and operational characteristics of Glendale 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, and in accordance with State law requiring airport disclosure.
13. The developer's engineer of record shall certify and note on the preliminary and final plats as well as relevant construction drawings that the proposed residential construction shall achieve a maximum interior noise level of 45 decibels (DNL).
14. The developer shall extend Ball Park Boulevard (full width) to the north end of the development. A temporary cul-de-sac shall be constructed at the end of the full improvements, as approved by the Planning and Development Department. THE REQUIREMENT TO CONSTRUCT A TEMPORARY CUL-DE-SAC MAY BE AMENDED IF AN AGREEMENT IS REACHED WITH THE CITY OF GLENDALE REGARDING THE CONSTRUCTION OF BALL PARK BOULEVARD CONNECTING TO MARYLAND AVENUE ON THE NORTH.

15. The developer shall construct 107TH AVENUE TO THE CITY ADOPTED 'F' CROSS SECTION ROADWAY WITH a minimum of 20 feet of paving (face of curb to monument line) for 107th Avenue, adjacent to the site. South of the permanent improvements, the developer shall provide 20 feet of paving, west of the monument line, for 830 feet (TO tie into existing pavement), instead IN LIEU of a 1,000-foot taper.
16. The developer shall coordinate with the City of Glendale on the right-of-way improvements to ~~107th Avenue~~ and Ball Park Boulevard, as approved by the CITY OF PHOENIX Planning and Development Department and the Street Transportation Department. A letter of design acceptance shall be provided to the CITY OF PHOENIX Planning and Development Department prior to preliminary site plan approval.
17. The applicant shall submit a drainage study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any abandonments and required improvements as recommended by the approved drainage study.
18. 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.
19. VEHICULAR ACCESS FROM 107TH AVENUE SHALL BE RESTRICTED FOR EMERGENCY VEHICLES ONLY WITH THE EXCEPTION THAT RESIDENTS MAY HAVE VEHICULAR ACCESS (EXIT ONLY) DURING DAYS OF SPRING TRAINING GAMES GENERALLY BETWEEN MARCH 1ST AND APRIL 15TH EACH YEAR UNTIL THE COMPLETION OF BALL PARK BOULEVARD CONNECTING TO MARYLAND AVENUE ON THE NORTH.
20. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF CAMELBACK RANCH – GLENDALE SPRING TRAINING FACILITY TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY ATTORNEY.
21. LOTS ADJACENT TO 107TH AVENUE SHALL BE A MINIMUM OF 18,000 SQUARE FEET.
22. THE DEVELOPMENT SHALL BE LIMITED TO ONE STORY (20 FEET) FOR A MINIMUM OF 50% OF THE LOTS ABUTTING 107TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Addendum B to the Staff Report Z-7-18-5

May 3, 2018

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Writer

Joél Carrasco

May 3, 2018

Team Leader

Samantha Keating

Exhibits:

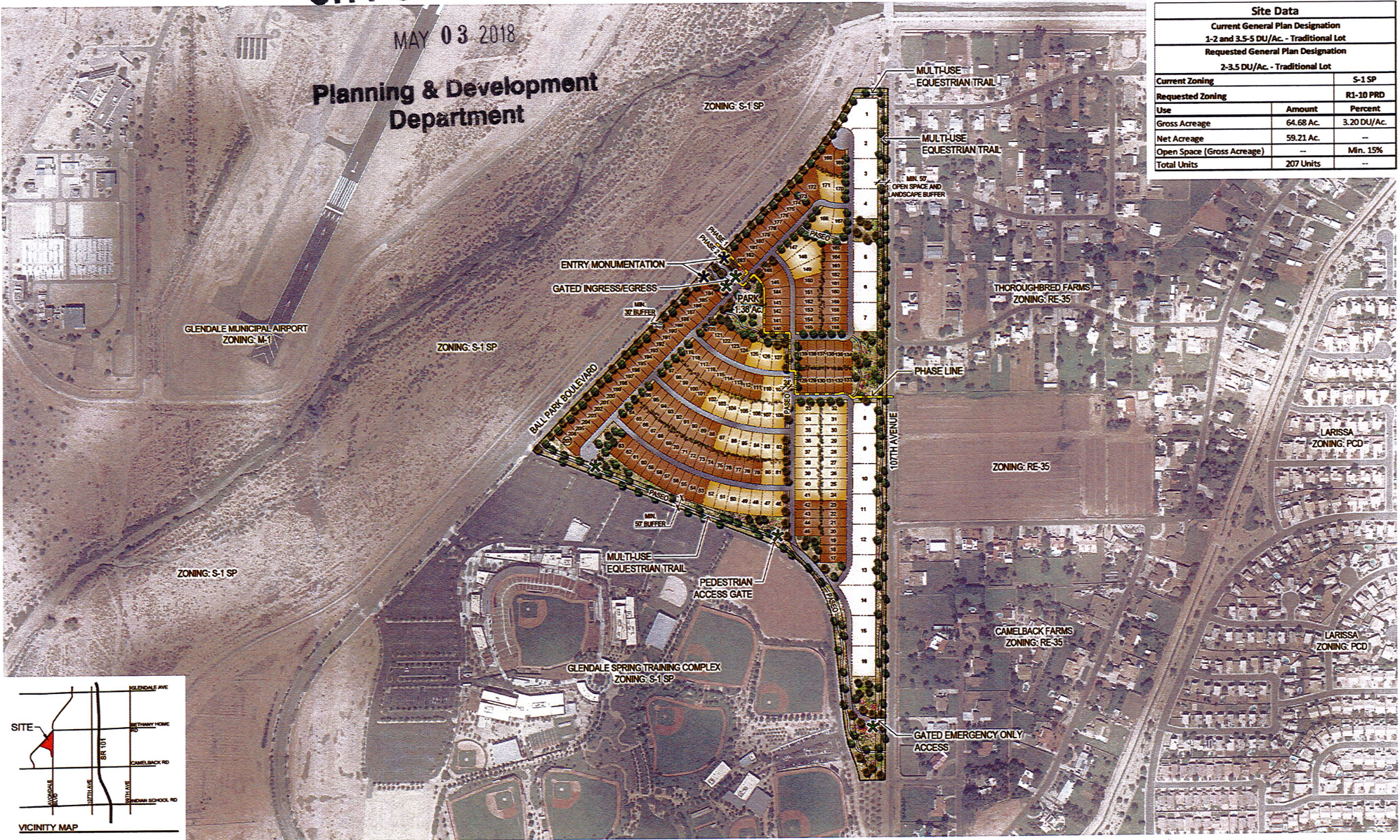
Conceptual Site Plan date stamped May 3, 2018

Conceptual Circulation Plan date stamped May 3, 2018

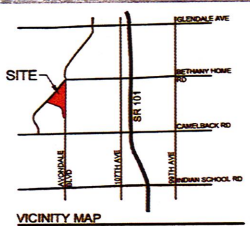
CITY OF PHOENIX

MAY 03 2018

Planning & Development
Department

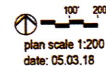


Site Data		
Current General Plan Designation		
1-2 and 3.5-5 DU/Ac. - Traditional Lot		
Requested General Plan Designation		
2-3.5 DU/Ac. - Traditional Lot		
Current Zoning	S-1 SP	
Requested Zoning	RI-10 PRD	
Use	Amount	Percent
Gross Acreage	64.68 Ac.	3.20 DU/Ac.
Net Acreage	59.21 Ac.	--
Open Space (Gross Acreage)	--	Min. 15%
Total Units	207 Units	--



CAMELBACK RANCH

Conceptual
Site Plan

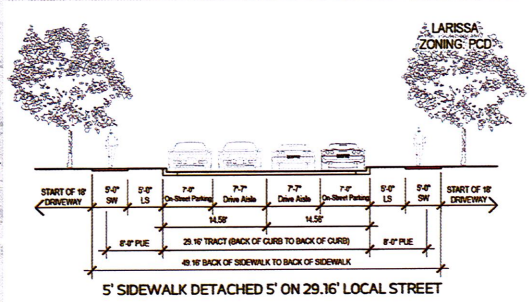
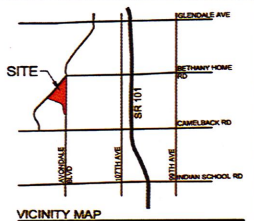
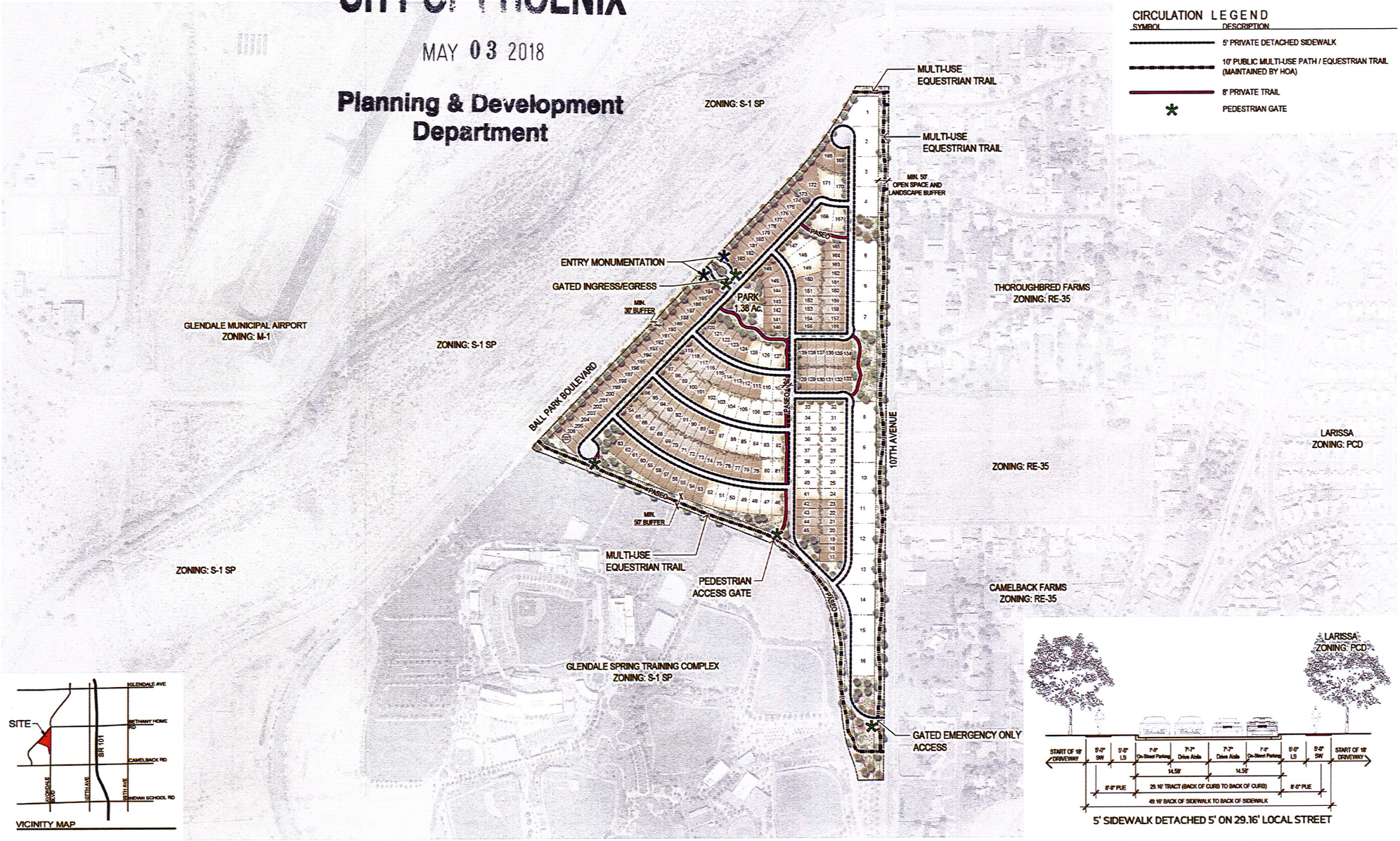


CITY OF PHOENIX

MAY 03 2018

Planning & Development Department

SYMBOL	DESCRIPTION
	5' PRIVATE DETACHED SIDEWALK
	10' PUBLIC MULTI-USE PATH / EQUESTRIAN TRAIL (MAINTAINED BY HOA)
	8' PRIVATE TRAIL
	PEDESTRIAN GATE



CAMELBACK RANCH

Conceptual
Circulation Plan

100' 200'
plan scale 1:200
date: 05.02.18

andersonbaron
plan design achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986