




**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** April 20, 2017

**From:** Alan Stephenson   
Planning and Development Director

**Subject:** ITEM XX ON THE MAY 10, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-85-16-8 (G-XXX) – NORTHEAST CORNER OF 35TH AVENUE AND BASELINE ROAD

Item XX rezoning application Z-85-16-8 and Ordinance G-XXXX, is a request to rezone a 79.58-acre property located at the northeast corner of 35<sup>th</sup> Avenue and Baseline Road from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow a single family residential subdivision.

The case was appealed on April 11 by a citizen requesting a stipulation requiring the developer to provide a deceleration lane from Baseline Road into the proposed residential subdivision. The applicant worked with the Street Transportation Department to provide a deceleration lane along Baseline Road and has proposed an amendment to a proposed stipulation. Stipulation 7 was modified to require the developer to provide a deceleration lane from Baseline Road. Staff recommends approval per the stipulations of this memo and adoption of the related ordinance.

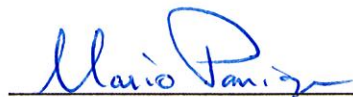
The proposed language and modified stipulation is as follows:

**Revised Stipulations**

1. The development shall be in general conformance with the site plan date stamped ~~January 19, 2017~~ ~~MARCH 6, 2017~~ MARCH 20, 2017, with specific regard to the following ~~50-foot landscape setback along Baseline Road~~, as approved by the Planning and Development Department.
  - a. A MINIMUM 50-FOOT LANDSCAPE SETBACK ALONG BASELINE ROAD
  - b. MAXIMUM OF 295 LOTS
  - c. THE LOCATION OF THE 45-FOOT-WIDE LOTS AS SHOWN ON THE SITE PLAN
  - d. A MINIMUM OF 15% OPEN SPACE SHALL BE PROVIDED
  - e. LOTS ALONG THE NORTHERN BOUNDARY SHALL BE A MAXIMUM OF ONE-STORY WITH THE EXCEPTION OF THE PIE-SHAPED LOTS
  - f. NO CONSECUTIVE TWO-STORY HOMES ALONG BASELINE ROAD OR 35<sup>TH</sup> AVENUE
  - g. THE PERIMETER LOTS ALONG BASELINE ROAD AND 35<sup>TH</sup> AVENUE SHALL BE A MINIMUM OF 55-FEET-WIDE AS SHOWN ON THE SITE PLAN
  - h. A PEDESTRIAN GATE SHALL BE PROVIDED NEAR THE BASELINE ROAD AND 35<sup>TH</sup> AVENUE INTERSECTION

2. Right-of-way totaling 70 feet (60 feet of right-of-way plus a 10-foot sidewalk easement) shall be dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
3. Right-of-way totaling 55 feet shall be dedicated for the east half of 35<sup>th</sup> Avenue, 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 City. All improvements shall comply with all ADA accessibility standards.
5. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road and a multi-use trail (MUT) shall be constructed within the easement as indicated in section 429 of the City of Phoenix MAG Supplement.
6. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
7. ~~THE APPLICANT SHALL PURSUE TRAFFIC MITIGATION OPTIONS WITH THE CITY OF PHOENIX AND THE SALT RIVER PROJECT ALONG 35<sup>TH</sup> AVENUE AND BASELINE ROAD. THE DEVELOPER SHALL PROVIDE A RIGHT-TURN DECELERATION LANE ALONG BASELINE ROAD INTO THE DEVELOPMENT ENTRANCE AT THE 32<sup>ND</sup> DRIVE ALIGNMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
8. THE DEVELOPER SHALL PRESENT DETAILED ELEVATIONS, LANDSAPE, WALL AND LIGHTING PLANS TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.

Approved:



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Mario Paniagua, Deputy City Manager