Attachment F - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION
August 02, 2018

ITEM NO: 11	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-21-18-8
Location:	Approximately 320 feet east of the northeast corner of 41st Street and Southern Avenue
Request:	From: S-1 To: R1-6 Acreage: 5.02
Proposal:	Single-family residential
Applicant:	Queen E Land, LLC
Owner:	Queen E Land, LLC
Representative:	Nick Labadie, Rose Law Group, PC

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:
South Mountain 6/12/2018 Continuance. Vote: 15-0.
South Mountain 7/10/2018 Approval, per staff recommendation, with a modification and 5 additional stipulations. Vote: 11-6.

Planning Commission Recommendation: Approval, per the staff memo dated August 2, 2018, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-21-18-8, per the staff memo dated August 2, 2018, with an additional stipulation as read into the record.

> Maker: Glenn
> Second: Montalvo
> Vote: 5-0
> Absent: Johnson, Wininger, Katsenes
> Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.

2. The proposed development will enhance a vacant lot that is currently underutilized.

3. As stipulated, the proposal is consistent with the character of existing development in the

surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped March 22, 2018 with specific regard to maintaining vehicular access to the adjacent subdivision to the west by connecting to Sunland Avenue and Huntington Drive, as approved by the Planning and Development Department.

2. The sidewalk along the Southern Avenue frontage shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and required trees be planted on both sides of the sidewalk, as approved by the Planning and Development Department.

3. A minimum 25 percent of the required open space shall be shaded using trees or structures, as approved by the Planning and Development Department.

4. Right-of-way totaling 50 feet shall be dedicated for 41st Place, as approved by the Planning and Development Department.

5. Right-of-way totaling 50 feet shall be dedicated for Huntington Drive and Sunland Avenue between the existing street to 41st Place, as approved by the Planning and Development Department.

6. A 10-foot sidewalk easement shall be dedicated on the north side of Southern Avenue.

7. A 20-foot right-of-way radius shall be dedicated at the northeast and northwest corners of 41st Place and Southern Avenue.

8. 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.

9. The property owner shall record a Notice to Prospective 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. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

10. 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.

11. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.