

Attachment B- PHO Summary

Planning Hearing Officer Summary of October 17, 2018

Application Z-SP-5-95-2 (PHO-1-18)

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REPORT OF PLANNING HEARING OFFICER ACTION

Teresa Hillner, Planner III, Hearing Officer

Jazmine Braswell, Planner I, Assisting

October 17, 2018

ITEM 3

DISTRICT 2

SUBJECT:

Application #: Z-SP-5-95-2 (PHO-1-18)
Zoning: R-3 SP and R-3 (Approved R-3 SP)
Acreage: 6.89
Location: Approximately 154 feet north of northwest corner of 27th Street and Waltann Lane
Proposal: 1) Modification of Stipulation No. 1 regarding general conformance to the site plan submitted.
Applicant: Pew & Lake, PLC
Owner: Greenway Parkway, LLC
Representative: Pew & Lake, PLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Paradise Valley Village Planning Committee did not hear this case due to not having a quorum.

DISCUSSION:

Mr. Sean Lake, representing the property owner, stated the Sunshine Village Assisted Living Facility is ready to start constructing the second phase of the facility. The overall project is a 6-acre site with centralized amenities. In 1995, the original site plan showed 11 buildings, 10 of which are casita units where the residents live and one of which is a central office. There are 3 casitas shown on the stipulated site plan located along the southern boundary of the site that were never constructed. Today, they are proposing to construct two buildings in the southern portion of the tie. They are proposing to increase the number of rooms from 70 to 73. The additional 3 rooms will either be private rooms or double occupancy rooms, based on the market needs. They are requesting to modify Stipulation No. 1 to allow for their new site plan with the two buildings.

Ms. Teresa Hillner stated, along with the redesign of the buildings, there was a parking area proposed along the southeast boundary of the site. The applicant stated that the parking areas have been adjusted to accommodate the additional parking.

She stated she is going to approve this request as proposed with an additional stipulation regarding a disclosure about the proximity of the Deer Valley Airport

FINDINGS:

1. This site was rezoned for a personal care home, specifically for Alzheimer’s patients in 11 buildings with 70 units. All but three units are constructed and occupied. The applicant is now proposing to construct two buildings instead of three.
2. The overall unit count will be increased from 70 to 73 based on the design of the two new buildings. In addition to the unit count increase, the applicant is proposing an increase in the maximum number of residents on the site from 120 to 132 residents. They may not have 132 residents at all times but the internal design of the site could accommodate up to that number.
3. This property is near the flight path for the Deer Valley Airport so the Aviation Department has requested a stipulation to require the standard airport notification be recorded with the Maricopa County Recorder’s Officer

DECISION:

The Planning Hearing Officer recommended approval with an additional stipulation.

STIPULATIONS:

1.	That dDevelopment shall be in general conformance to the site plan DATE STAMPED AUGUST 31, 2018 and elevations submitted with this application as may be modified to meet required landscape setbacks.
2.	THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX DEER VALLEY AIRPORT (DVT) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.

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