

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 4, 2020

ITEM NO: 14	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-68-19-1
Location:	Northeast corner of 47th Avenue and Pinnacle Peak Road
From:	S-1
To:	RE-35
Acreage:	10.04
Proposal:	Single-family residential
Applicant:	Amy Malloy, Evolve Ventures, LLC
Owner:	Larry & Lori Pittenger, et al
Representative:	Amy Malloy, Evolve Ventures, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 5/21/2020 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-68-19-1, per the Deer Valley Village Planning Committee recommendation with the additional stipulation as read into the record.

Maker: Shank
Second: Montalvo
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses because of the limited density and connectivity to the area.

Stipulations:

1. The development shall be subject to Single-Family Design Review for individual lots prior to the issuance of building permits for each lot, with the additional following requirements, as approved by the Planning and Development Department:
 - a) That building materials and colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment.
 - b) The area between the front building line and the front property line, excluding areas necessary for access, shall be landscaped with a minimum of three, two-inch caliper or greater, drought resistant accent trees; and a minimum of five, five-gallon or greater, drought resistant shrubs per tree. A minimum of two of the trees shall be planted in close proximity to the sidewalk to maximize shade for pedestrians.
2. The development shall not exceed 8 residential lots.
3. The perimeter wall adjacent to Pinnacle Peak Road and the detention basin to the east shall be painted prior to any single-family building permit issuance. Colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment, 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards
5. 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 as approved by the Aviation Department.
6. Prior to permit issuance, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural and equestrian uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
7. 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.
8. 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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