

## ATTACHMENT C

### REPORT OF PLANNING HEARING OFFICER ACTION Byron Easton, Planner III, Hearing Officer Teresa Garcia, Planner I, Assisting

July 16, 2025

ITEM NO: 1	
	DISTRICT NO. 7
SUBJECT:	
Application #:	PHO 1-25--Z-56-23-7
Location:	Southwest corner of the 78th Avenue and Alta Vista Road alignments.
Zoning:	R1-6
Acreage:	18.96
Request:	1) Request to modify Stipulation 1 regarding the addition of architectural features to the building elevations. 2) Request to modify Stipulation 2 regarding PHO review of the conceptual elevations and landscape plan.
Applicant:	Melissa Vasquez, Ashton Woods Arizona
Owner:	Ashton Woods Arizona
Representative:	Melissa Vasquez, Ashton Woods Arizona

#### **ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification.

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this request on July 14, 2025 and recommended approval by a vote of 8-0.

#### **DISCUSSION:**

Melissa Vasquez, representative of Ashton Woods Arizona, stated Starlight Homes is the owner of the site and is requesting this PHO. She gave an overview of the conceptual elevations (Spanish, Ranch and Craftsman style) for the site, noting similarities to existing homes in some of the communities in Laveen. She provided specific architectural details for each elevation style and detailed the various building materials featured. She explained that 4-sided architecture and two car garages will also be featured.

Dan Penton, member of the public, stated the original elevations for the site included modern farmhouse elevations, which is what the neighborhood wanted to see. He asked if Starlight Homes can incorporate the original elevations in this neighborhood, so the homes won't detract from the beauty of the community. He

also mentioned a concern regarding onsite and offsite improvements unrelated to this PHO.

Ms. Vasquez stated she was not aware of the elevations presented for the original rezoning case. She said she researched the surrounding neighborhoods, and the proposed elevations are consistent with the design of surrounding developments. The applicant also spoke about fire access and traffic control for the project, however these comments are outside of the scope of the request.

Margaret Shalley, a member of the public, stated she supported Mr. Penton's comments regarding the onsite and offsite improvements but did not have any comments related to the PHO request.

Mr. Easton stated this PHO is only related to the applicant's request to modify the conceptual elevations, not the onsite and offsite improvements. Mr. Easton noted that he received public correspondence from Ms. Margaret Shalley on July 14<sup>th</sup>. He stated the Laveen Village Planning Committee (VPC) recommended approval by a vote of 8-0. He recommended approval of the request to modify Stipulation 1, including the addition of language regarding architectural details featured in the building elevations. In regard to the second request, he stated the landscape plan was provided to the Laveen VPC committee members for review, but it was not mentioned during the VPC hearing. He noted the landscape plan was already reviewed and approved by Staff. Mr. Easton stated the applicant met the legislative review requirement for Stipulation 2 and recommended approval with a modification to

### **FINDINGS:**

- 1) The request to modify Stipulation 1 regarding the addition of listed architectural features to the building elevations is recommended to be approved. The addition of three elevation styles rather than only one will enhance the community diversity and variation of the front elevations. The elevations include wood siding, rough sawn beams, stone or brick veneer, wood shutters, and stucco trim accents. The elevations also feature varied roof styles and have been designed to aid in a diverse streetscape. Additionally, garage doors have been enhanced with decorative stucco popouts and paneling. The three proposed elevation styles will create diversity and variation. It should be noted that the elevations were presented to the Laveen VPC and they recommended approval.
- 2) The request to modify Stipulation 2 requiring legislative review of the elevations and landscape plan through the PHO process is recommended to be approved with a modification. The modification is to replace the stipulation with a general conformance stipulation with updated, modern language and updated reference to the date stamps on the conceptual plans presented at the hearing.

**STIPULATIONS:**

1.	All building elevations shall contain architectural features that reflect SPANISH, RANCH OR CRAFTSMAN STYLE <del>modern farmhouse</del> architecture including, but not limited to, WOOD SIDING, ROUGH SAWN BEAMS, STONE OR BRICK VENEER, WOOD SHUTTERS, AND STUCCO TRIM ACCENTS <del>detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors,</del> as approved by the Planning and Development Department.
2.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED MAY 29, 2025 AND THE LANDSCAPE PLAN DATE STAMPED JUNE 13, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. <del>The conceptual elevations and landscape plan shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.</del>
3.	The maximum density shall be 5.0 dwelling units per acre.
4.	The minimum lot width shall be 50 feet, for lots 1 through 19, as depicted on the site plan date stamped December 20, 2023, and as approved by the Planning and Development Department.
5.	A minimum of 18% of the gross site area shall be retained as open space.
6.	A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
7.	A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
8.	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green

	Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
9.	Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".
10.	A minimum 50-foot of right-of-way shall be dedicated for all local public streets within the development.
11.	All street improvements to Alta Vista Road and 78th Avenue are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.
12.	A shared-use-path easement shall be dedicated and constructed on the northwest portion of the property, as approved by the Parks and Recreation and Planning and Development Departments.
13.	Pedestrian connections from the subdivision to the Salt River and the shared-use-path, consisting of an enhanced treatment of decorative pavement and landscaping to a gated access point, shall be constructed as approved by the Planning and Development Department.
14.	All streets within and adjacent to the development shall be constructed 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.
15.	If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
16.	If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are

	necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
17.	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.
18.	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.
19.	Building height shall be limited to one story and 20 feet for lots 3, 4, 6, 7, and 9 through 12, as depicted on the site plan date stamped December 20, 2023, and as approved by the Planning and Development Department.

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