

Attachment C

REPORT OF PLANNING COMMISSION ACTION November 2, 2017

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-49-17-8
Location:	Northwest corner of 55th Avenue and Elliot Road
Request:	S-1 (Approved R1-10 PCD), S-1 (Approved R1-8 PCD) To: R1-8 Acreage: 39.83
Proposal:	Single-family residential
Applicant:	Richard Jellies, The Lead Group, LLC
Owner:	Miller Farm Investments, LLC
Representative:	Josh Hannon, EPS Group Inc.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 10/16/2017 Approved, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approved, as recommended by the Laveen Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-49-17-8 as recommended by the Laveen Village Planning Committee.

Maker: Katsenes

Second: Heck

Vote: 6-0

Absent: Montalvo and Shank

Opposition Present: No

Findings:

1. The request to remove the subject site from the Laveen Town Center Planned Community District (PCD) is appropriate as all parcels within the PCD have yet to be developed. Further, the PCD is not expected, nor is it necessary, to develop as a unified project.
2. The majority of the request is not in conformance with the General Plan Land Use designation; however, all of the requested residential zoning districts are consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.

3. The proposed development is appropriate at this location and is consistent with the character of the existing zoning in the surrounding area.

Stipulations:

1. Conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. The elevations shall comply with the requirements of single-family design review and shall incorporate four-sided architecture, exterior accent materials, detailing, and a color palette, that conveys a sense of continuity throughout the development.
2. The developer shall provide detached sidewalks along both 55th Avenue and Elliott Road. A minimum five-foot wide landscaped strip shall be located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.
3. The streetscape landscaping along Elliott Road shall be installed and maintained with minimum 50% 2-inch caliper shade trees and a minimum 50% 3-inch caliper shade trees planted a minimum of 20 feet on center, staggered on both sides of the sidewalk, or equivalent groupings for a depth of 25 feet. An additional 25 feet shall be landscaped with 2-inch caliper shade trees 30 feet on center or equivalent groupings. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
4. The developer shall provide a landscaped entry feature located on both sides the south entrance into the development along Elliott Road, as approved by the Planning and Development Department.
5. The developer shall construct a minimum 10-foot wide pedestrian pathway within a 30-foot wide centralized open space tract that connects from Elliot Road to the northern boundary of the site, as approved by the Planning and Development Department.
6. The perimeter walls adjacent to 55th Avenue shall include minimum 3-foot v-shaped offsets at a minimum interval of every four lots. Additionally, materials and textural differences such as stucco and/or split face block, decorative concrete, brick, and stone, or a combination of these materials with block stucco walls shall be incorporated, as approved by the Planning and Development Department.
7. The lots located at the most southern and eastern boundaries of the site shall be limited to a maximum of 50% 2-story homes, with no two 2-story homes built adjacent to each other, as approved by the Planning and Development Department.
8. The developer shall construct a 10-foot wide public multi-use trail (MUT) within a 20-foot wide multi-use trail easement (MUTE) as indicated in Section 429 of the City of Phoenix MAG Supplement, along the north side of Elliot Road and the west side of 55th Avenue, as approved by the Planning and Development Department.
9. The following right-of-way dedications shall be provided and shall be consistent with the Tierra Montana PCD Master Street Plan, as approved by the Planning and Development

Department:

- a. Thirty feet shall be dedicated for the west half of 55th Avenue.
 - b. A total of 50 feet shall be dedicated for the north half of Elliot Road.
10. 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.
 11. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.