

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-25-24-8 (The Score at Cottonfields PUD) (Companion Case GPA-LV-1-24-8)
Location:	Southeast corner of 59th Avenue and Southern Avenue
From:	R1-8 and GC
To:	PUD
Acreage:	153.86
Proposal:	PUD (Planned Unit Development) to allow single-family residential (attached and detached) and golf course
Applicant:	Alan Beaudoin, Norris Design
Owner:	Laveen 140, LLC c/o Alan Robinson
Representative:	Adam Baugh, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 5/13/2024 Information only.

Laveen 8/12/2024 Approval, per the staff recommendation with a modification and an additional stipulation. Vote: 6-2.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation, with a modified and deleted stipulation.

Motion Discussion:

Commissioner Matthews posed a question to staff regarding Stipulation No. 12 which addresses the installation of a stop light. He asked if the stipulation were to be removed and not require the developer to install that stop light, would the Street Transportation Department then require a stop sign or other traffic calming measure.

Ms. Racelle Escolar stated that the Department did provide a potential alternative stipulation, stating that, "The developer shall submit a traffic impact analysis to establish the development's impact to the surrounding street network and warranted contributions to impacted intersections, as approved by the Street Transportation Department."

Commissioner Gorraiz asked staff if that was standard language for the Street Transportation Department to propose for potential rezoning cases.

Ms. Escolar responded in the affirmative, regarding Stipulation No. 12.

There was also discussion amongst the Commission members regarding a modification to Stipulation No. 1.n. regarding a pedestrian circulation plan.

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-25-24-8, per the Laveen Village Planning Committee recommendation, with a modification to Stipulation 1.n. to read “Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development.” And the deletion of Stipulation 12 (previously 11).

Maker: Vice-Chairperson Busching
Second: Matthews
Vote: 8-0
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designations.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will revitalize a golf course that will be an asset to the village and provide additional housing opportunities within the area.

Stipulations:

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
 - a. Front Cover, modify the fourth line to state “Hearing Draft Submittal: July 24, 2024”.
 - b. Front Cover, add “City Council adopted: [Insert Adoption date]”.
 - c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.
 - d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
 - e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “59th Avenue” in the Roadway column: “For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A.”
 - f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”

- g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, "Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
 - h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote "***" after each requirement. "***" should state, "Or as otherwise approved by SRP."
 - i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after "Southern Avenue" in the Roadway column: "For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A, and APN 104-80-004C."
 - j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, "Sidewalk Width: 6 feet."
 - k. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the landscape strip to state, "Landscape Strip: 7 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
 - l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, "Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
 - m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."
 - n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate ~~pedestrian circulation that demonstrates the integration of the proposed development with the existing residential community's~~ sidewalks, exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development. **All areas within the proposed development must include internal pedestrian linkages connecting to all other proposed developments within the Planned Unit Development (PUD) and the existing cottonfields residential community.**
 - o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."
2. No Certificates of Occupancy shall be issued for single-family residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and

fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.

3. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIENNIAL LAND DEVELOPMENT UPDATES AND STATUS OF DEVELOPMENT WITHIN THE PUD, STARTING 6 MONTHS AFTER CITY COUNCIL APPROVAL UNTIL CERTIFICATE OF COMPLETION OR SIGN OFF OF FINAL INSPECTION FOR THE GOLF COURSE. THIS CAN BE IN PERSON OR IN WRITING.
- ~~3.~~ 4. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
- ~~4.~~ 5. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80- 004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
- ~~5.~~ 6. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
- ~~6.~~ 7. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
- ~~7.~~ 8. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
- ~~8.~~ 9. An enhanced pedestrian connection shall be provided on the southern site boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.

9. The developer shall deposit 25% of the cost of the future traffic signal at the 55th
10. Avenue and Southern Avenue intersection in an escrow account to the Street
Transportation Department, prior to final site plan approval.
10. The developer shall deposit 25% of the cost of the future traffic signal at the at the 59th
11. Avenue and Southern Avenue intersection. If the signal is installed by others, the
development shall be responsible for 100% of the cost for traffic signal modification to
accommodate the development.
- ~~11. The developer shall deposit 50% of the cost of the future traffic signal at the 59th~~
~~12. Avenue and Vineyard Road intersection in an escrow account to the Street~~
~~Transportation Department, prior to final site plan approval.~~
12. Existing SRP facilities along Southern Avenue are to be relocated outside of City right-
13. of-way, unless otherwise approved by the Street Transportation Department.
12. Relocations that require additional dedications or land transfer require completion prior
to obtaining plat and/or civil plan review approval.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or
14. out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-
13. site improvements to be in compliance with current ADA guidelines.
14. All streets within and adjacent to the development shall be constructed with paving,
15. curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other
14. incidentals, as per plans approved by the Planning and Development Department. All
improvements shall comply with all ADA accessibility standards.
15. The property owner shall record documents that disclose the existence, and operational
16. characteristics of Sky Harbor Airport to future owners or tenants of the property. The
15. form and content of such documents shall be according to the templates and
instructions provided which have been reviewed and approved by the City Attorney.
16. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct
17. Phase I data testing and submit an archaeological survey report of the development
16. area for review and approval by the City Archaeologist prior to clearing and grubbing,
landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from the Phase I
18. data testing, the City Archaeologist, in consultation with a qualified archaeologist,
17. determines such data recovery excavations are necessary, the applicant shall conduct
Phase II archaeological data recovery excavations.
18. In the event archaeological materials are encountered during construction, the
19. developer shall immediately cease all ground-disturbing activities within a 33-foot
18. radius of the discovery, notify the City Archaeologist, and allow time for the
Archaeology Office to properly assess the materials.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of
20. claims form. The waiver shall be recorded with the Maricopa County Recorder's Office
19. and delivered to the City to be included in the rezoning application file for record.

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