



Village Planning Committee Meeting Summary Z-14-19-8

Date of VPC Meeting	May 13, 2019
Request	Presentation, discussion and possible recommendation on a request to rezone 13.96 acres located at the southeast corner of 59th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence) and S-1 (Approved R-2) (Ranch or Farm Residence, approved Multifamily Residence District) to R-3 (Multifamily Residence District).
Zoning/ Proposed Use	R-3 / Multifamily
Location	Northeast corner of 59 th Avenue and Elliot Road
VPC Recommendation	Approval with additional stipulations
VPC Vote	11-1

DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Joel Carrasco provided a staff presentation for the request.

Mr. Adam Baugh with Withey Morris provided the applicant presentation for the request.

Mr. Carlos Ortega asked if there would be any two-story buildings. **Mr. Baugh** replied that all buildings would be single-story, save for the leasing office, which would be two stories.

Mr. John Mockus mentioned that multifamily is inevitable in Laveen.

Ms. Linda Abegg mentioned that she would like to see more stone accent material on the elevations, a general conformance stipulation with a unit cap, and required entry gates.

Chairman Robert Branscomb opened the floor to public comment.

Mr. Phil Hertel provided public comment noting that the LCRD had no concerns regarding the project.

MOTION

Ms. Linda Abegg motioned to recommend approval of the rezone request, adding additional stipulations requiring general conformance to the site plan, a maximum of 249 units, that all front elevations shall have a minimum of 10% non-stucco accent material, that the development shall be gated and that all stipulation modification requests through the Planning Hearing Officer notify the Village Planning Committee prior to the PHO hearing. **Ms. Jennifer Rouse** seconded the motion.

Vote

11-1, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor. Bolding Opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the planning hearing officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the SITE PLAN AND elevations date stamped May 3, 2019, as approved by the Planning and Development Department, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.

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. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE

PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

Staff Comments:

Staff has no concern with the additional stipulations, with the exception of the stipulation requiring PHO approval for stipulation modification. The Planning Hearing Officer is the identified process for stipulation modification, and the chair of the Village Planning Committee is notified for each PHO application.