

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION October 4, 2018

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-45-18-2 (Companion case GPA-DV-1-18-2)
Location:	Approximately 3,300 feet north of the northeast corner of Black Canyon Highway and Jomax Road
From:	CP/GCP, CP/GCP SP, and S-1 (Approved CP/GCP)
To:	R-3
Acreage:	19.74
Proposal:	Multifamily residential
Applicant:	Brennan Ray, Burch & Cracchiolo, PA
Owner:	BADO Park, LLC and Clay Investments, LLC
Representative:	Brennan Ray, Burch & Cracchiolo, PA

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 9/20/2018 Approval, per the Addendum A Staff Report. Vote: 7-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Katsenes made a MOTION to approve Z-45-18-2, per the Deer Valley Village Planning Committee recommendation.

Maker: Katsenes
Second: Shank
Vote: 6-0 (Wininger recused)
Absent: Montalvo, Whitaker
Opposition Present: No

Findings:

1. The request is not consistent with the General Plan Land Use Map designation of Mixed Use (Residential 15+ / Commerce/Business Park), Residential 5 to 15 dwelling units per acre, Commerce/ Business Park. A General Plan Amendment (GPA-DV-1-18-2) is being processed concurrently.
2. As stipulated, the proposed multifamily development is compatible with the existing zoning in the surrounding area.

Stipulations:

1. The developer shall provide a minimum 70-foot building setback and landscape setback along the west property line, adjacent to the I-17 Freeway. The landscape setback shall include minimum 2-inch and 3-inch caliper trees 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.
2. ~~Elevation plans shall include a minimum of three (3) colors, a minimum of three (3) building materials, and a minimum of three (3) roof materials. Additionally, elevations shall include architectural embellishments and detailing such as textural changes, offsets, recessed entries or covered porches, and variations in the roof line, as approved by the Planning and Development Department.~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED SEPTEMBER 17, 2018, WITH SPECIFIC REGARD TO THE FOLLOWING AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- A. A MINIMUM OF TWO COLORS;
 - B. A MINIMUM OF TWO BUILDING MATERIALS;
 - C. ARCHITECTURAL DETAILS SUCH AS DECORATIVE IRON OR DECORATIVE SHUTTERS.
3. ~~The developer shall provide a pedestrian circulation plan to be approved administratively by Planning Hearing Officer with specific regard to connections between the units and to community/ open space amenities.~~
The developer shall provide a minimum of two pedestrian access points that connect the units to the community amenities, as approved by the Planning and Development Department.
 4. Noise mitigation walls shall be provided along the western boundary of the development. The wall height shall be determined through a noise analysis prepared by a registered professional engineer, with the minimum height of the wall being 8 feet. The walls shall be constructed of 8-inch minimum thick concrete masonry units (CMU), or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation or for drainage. WHERE NOT ADJACENT TO EXISTING WALLS, ~~the~~ NOISE walls shall wrap around to the north and south property lines and shall continue for at least 120 feet, as approved by the Planning and Development Department.
 5. Perimeter walls, including the noise wall, shall incorporate stone veneer, stonework, integral color CMU block or faux stone, as approved by the Planning and Development Department.
 6. Interior walls and privacy fencing shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.

7. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The 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.
8. 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.
9. 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.
10. 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.

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