

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION October 5, 2023

ITEM NO: 15	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-77-22-8 (Continued from September 7, 2023)
Location:	Approximately 40 feet north of the northwest corner of 27th Avenue and Harvest Groves Lane
From:	S-1
To:	R1-8
Acreage:	7.68
Proposal:	Single-family residential
Applicant:	Equity Connect Holdings, LLC
Owner:	27 Southern, LLC
Representative:	Wendy Riddell, Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 8/14/2023 Continued. Vote: 7-0.

Laveen 9/11/2023 Approval, per the staff recommendation, with modifications and additional stipulations. Vote: 7-1.

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

Motion Discussion:

Commissioner Perez made a MOTION to approve Z-77-22-8, per the Laveen Village Planning Committee recommendation, with the deletion of Stipulation Nos. 12 and 15.

Commissioner Gorraiz SECONDED the motion.

Commissioner Gorraiz asked to AMEND THE MOTION to increase the number of lots to 33, modify Stipulation No. 3 (regarding the limitation on two-story homes) per the applicant's request, and delete Stipulation No. 7 (regarding gating the development).

Commissioner Perez did not accept the amended motion.

Commissioner Gorraiz made a SUBSTITUTE MOTION to approve Z-77-22-8, per the Laveen Village Planning Committee recommendation, with the deletion of Stipulation Nos. 7, 12 and 15, and to increase the number of lots to 33 and modify Stipulation No. 3 (regarding the limitation on two-story homes) per the applicant's request.

Chairman Howard SECONDED the motion.

Commissioner Simon asked for a friendly amendment to include that there be no more than three adjacent two-story homes.

The representative, Wendy Riddell, Commissioner Gorraiz, and Chairman Howard agreed.

Motion Details: Commissioner Gorraiz made a SUBSTITUTE MOTION to approve Z-77-22-8, per the Laveen Village Planning Committee recommendation, with the deletion of Stipulation Nos. 7, 12 and 15, and to increase the number of lots to 33 and modify Stipulation No. 3 (regarding the limitation on two-story homes) per the applicant's request with no more than three adjacent two-story homes.

Maker: Gorraiz
Second: Chairman Howard
Vote: 6-1 (Perez)
Absent: Gaynor and Mangum
Opposition Present: Yes

Findings:

1. The proposal will develop vacant property and provide a high quality single-family residential development adjacent to an arterial street and help alleviate the housing shortage in Phoenix.
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the development compatible with the surrounding land uses.

Stipulations:

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, stone, brick veneer, and ~~carriage-style~~ UPGRADED garage doors, as approved by the Planning and Development Department.
 - A. ALL STREET FACING ELEVATIONS SHALL HAVE A MINIMUM OF 25% EXTERIOR ACCENT MATERIALS, NOT INCLUDING STUCCO, AS NOTED ABOVE.
 - B. ALL REAR FACING SINGLE-STORY ELEVATIONS SHALL CONTAIN AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL EMBELLISHMENTS AND DETAILING: TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND OVERHANG CANOPIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - C. ALL REAR FACING TWO-STORY ELEVATIONS SHALL CONTAIN AT LEAST THREE OF THE FOLLOWING ARCHITECTURAL EMBELLISHMENTS AND DETAILING: TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND OVERHANG CANOPIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- D. ALL GARAGE DOORS SHALL HAVE DECORATIVE EMBELLISHMENTS SUCH AS WINDOW PANELS, ADDED MATERIALS SURROUNDING THE DOOR, OR TRELLISES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. EACH INDIVIDUAL FRONT BUILDING PLANE SHALL HAVE ARTICULATION OR STAGGERING A MINIMUM OF 5 FEET IN DEPTH AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. ~~THE NUMBER OF TWO-STORY HOMES SHALL BE LIMITED TO A MAXIMUM OF 40% WITH~~ THE HOMES ABUTTING THE EXISTING HOMES TO THE EAST (LOTS 1 AND 33) **SHALL BE LIMITED TO BE ONE STORY IN HEIGHT AND** WITH NO MORE THAN THREE ADJACENT TWO-STORY HOMES.
- ~~2.~~ The project shall not exceed ~~36~~ **27 33** lots.
- 4.
5. THE DEVELOPER SHALL PLAT INDIVIDUAL LOTS.
6. A MINIMUM LOT WIDTH OF 50 FEET SHALL BE PROVIDED, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~5.~~ **THE DEVELOPER SHALL PROVIDE FOR A SECURE AND GATED**
- ~~7.~~ **DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~3.~~ A minimum 60-foot-wide open space buffer shall be provided along the south perimeter of the site.
- ~~8.~~
- 7.
- ~~4.~~ The open space buffer along the south perimeter of the site shall be planted with
- ~~9.~~ minimum 25% 2-inch caliper and minimum 75% 3-inch caliper large canopy, drought
8. tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- ~~5.~~ A minimum 22-foot garage setback for front-loaded garages, measured from the back
- ~~10.~~ of sidewalk, shall be provided for each home in the development, as approved by the
9. Planning and Development Department.
- ~~6.~~ A minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip
- ~~14.~~ between the back of curb and sidewalk shall be provided within the development,
10. planted to the following standards, and as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings.
- b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75 percent live coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~12.~~ **~~ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED WITHIN THE DEVELOPMENT.~~**

~~7.~~ A total of 65 feet of right-of-way shall be dedicated for the west half of 27th Avenue or
~~13.~~ as approved by Maricopa County.

~~11.~~

~~8.~~ Street improvements to 27th Avenue are outside of Phoenix City Limits and shall be
~~14.~~ reviewed and approved by Maricopa County. Documentation of the county review and
~~12.~~ approval shall be provided prior to Preliminary Site Plan approval.

~~15. STREET PARKING IS PROHIBITED.~~

~~9.~~ All streets within and adjacent to the development shall be constructed with paving,
~~16.~~ curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals, as
~~13.~~ per plans approved by the Planning and Development Department and Maricopa
County. All improvements shall comply with all ADA accessibility standards.

~~10.~~ The property owner shall record documents that disclose the existence, and
~~17.~~ operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of
~~14.~~ 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.

~~18.~~ THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE
~~15.~~ OPERATIONAL CHARACTERISTICS OF THE EXISTING AGRICULTURAL AND
COMMERCIAL USES ADJACENT TO THE SITE.

~~11.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct
~~19.~~ 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.

~~12.~~ If Phase I data testing is required, and if, upon review of the results from the Phase I
~~20.~~ 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.

~~13.~~ In the event archaeological materials are encountered during construction, the
~~21.~~ developer shall immediately cease all ground-disturbing activities within a 33-foot radius
~~18.~~ of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office
to properly assess the materials.

~~14.~~ Prior to preliminary site plan approval, the landowner shall execute a Proposition 207
~~22.~~ waiver of claims form. The waiver shall be recorded with the Maricopa County
~~19.~~ Recorder's Office and delivered to the City to be included in the rezoning application file
for record.