

Attachment C

REPORT OF PLANNING COMMISSION ACTION April 5, 2018

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-71-17-8 (Companion Case GPA-SM-4-17-8)
Location:	Northeast corner of 23rd Avenue alignment and Baseline Road
Request:	From: S-1 To: R1-8 Acreage: 23.29
Proposal:	Single-family residential
Applicant:	Stephen C. Earl, Earl, Curley & Lagarde, PC
Owner:	Mundall Family, LLC
Representative:	Stephen C. Earl, Earl, Curley & Lagarde, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 2/13/2018 No action taken.

South Mountain 3/13/2018 Approval, per the staff recommendation. Vote: 10-4.

Planning Commission Recommendation: Approval, as recommended by the South Mountain Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve Z-71-17-8, as recommended by the South Mountain Village Planning Committee.

Maker: Shank
Second: Montalvo
Vote: 6-0
Absent: Johnson, Heck
Opposition Present: No

Findings:

1. The proposal is not consistent with the General Land Use Map designation of Residential 1 to 2 dwelling units per acre. However, a companion General Plan amendment request (GPA-SM-4-17-8) for a designation of 3.5 to 5 dwelling units per acre is being processed concurrently.
2. As stipulated, the proposal is consistent with the desired character and goals of the Rio Montaña Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. All lots along the north property line shall be limited to a maximum height of one story and 16 feet, as approved by the Planning and Development Department.
2. A minimum landscape setback of 50 feet shall be provided along the south property line, adjacent to Baseline Road. The landscape setback may be reduced to 47 feet for up to 50% of this frontage for the purpose of staggering the perimeter theme wall, as approved by the Planning and Development Department.
3. The development shall be in general conformance with the Conceptual Landscape Plan, Conceptual Amenity Area plan, Conceptual Wall Details, Conceptual Gate and Ramada Elevations, and Conceptual Entry Monument and Theme Wall plan, date stamped January 25, 2018 with specific regard to the following, as approved by the Planning and Development Department:
 - a. The centralized open space area as depicted on the Conceptual Landscape Plan shall have a minimum area of 1.40 acres.
 - b. A minimum of five different amenities shall be provided as depicted on the Conceptual Landscape Plan, or similar amenities, as approved by the Planning and Development Department.
4. The developer shall provide a pedestrian pathway with a minimum width of 10 feet within 400 feet of the southeast corner of the site to provide access to Baseline Road, as approved by the Planning and Development Department.
5. Sidewalks along 23rd Avenue and Baseline Road shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the homeowner's association.
6. All sidewalks along internal private streets and tracts shall be detached with a minimum three-foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department, except that the sidewalk may be attached to the curb if detaching the sidewalk in this manner would decrease the usable width of a landscape tract adjacent to the back of the sidewalk to less than five feet. Any landscape strip installed between the curb and detached sidewalk shall be installed by the developer and maintained by the HOA.
7. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a multi-use trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Parks and Recreation Department and Planning and Development Department.

STREETS

8. The developer shall dedicate 30 feet of right-of-way for the east half of 23rd Avenue, as approved by the Planning and Development Department.

9. 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.

ARCHAEOLOGY

10. 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.
11. 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.
12. 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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