

Attachment C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-16-18-5

June 7, 2018

Maryvale <u>Village Planning Committee</u>	May 9, 2018
Meeting Date:	
<u>Planning Commission</u> Hearing Date:	June 7, 2018
Request From:	<u>PUD PCD</u> (131.27 Acres)
Request To:	<u>R1-6</u> (131.27 Acres)
Proposed Use:	Single-Family Residential
Location:	Northeast corner of Loop 101/Agua Fria Freeway and Indian School Road
Owner/Applicant:	Algodón AG Revocable Land Trust
Representative:	Stephen W. Anderson, Gammage & Burnham, PLC
Staff Recommendation:	Approval, subject to stipulations

The Maryvale Village Planning Committee heard the request on May 9, 2018 alongside companion case GPA-MV-2-18-5. The committee recommended approval of the companion case GPA-MV-2-18-5, by a vote of 8-0-1, and approval of Z-16-18-5 as recommended by staff, by a vote of 5-4.

As a result of ongoing dialogue, and the applicant's submittal of a revised Circulation Plan, city staff and the applicant have come to an agreement to revise the following:

- Revise stipulation 2 to increase the minimum open space from 15% to 20%.
- Remove stipulation 4 which has been addressed through the depiction of a pedestrian pathway along the western boundary in the revised Circulation Plan.
- Modify stipulation 6 to stipulate general conformance to the quantity and location of circulation elements (sidewalks, trails, and traffic mitigation infrastructure) as depicted on the revised Circulation Plan.

Revised Stipulations

1. The project shall not exceed 524 lots.
2. A minimum of 4520 percent of the gross site area shall be retained as open space, as approved by the Planning and Development Department.

3. An average 100-foot-wide landscape setback shall be provided and maintained along the west boundary of the development as approved by the Planning and Development Department. Landscaping within the setback shall include a double row of trees with a minimum mixture of 1-½ inch (50%) and 1-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. ~~A pedestrian pathway shall be provided along the full length of the western boundary, within the 100-foot-wide landscape setback in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.~~
4. A landscaped entry and monument sign(s) shall be provided at each entryway into the development from 91st Avenue and Indian School Road. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. ~~All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in 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 property owner.~~

THE DEVELOPMENT'S CIRCULATION ELEMENTS (SIDEWALKS, TRAILS, AND TRAFFIC MITIGATION INFRASTRUCTURE) SHALL BE IN GENERAL CONFORMANCE WITH THE CIRCULATION PLAN DATE STAMPED JUNE 4, 2018, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WITH SPECIFIC REGARD TO THE, SIZES, QUANTITIES AND LOCATIONS OF THE ELEMENTS AND THE INCLUSION OF THE FOLLOWING PROVISIONS.

- A. DETACHED SIDEWALKS SHALL INCLUDE A MINIMUM FIVE-FOOT-WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND MINIMUM 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK.
- B. EACH "DETACHED SIDEWALK CHOKER TRAFFIC CALMING" ELEMENT SHALL BE A MINIMUM LENGTH OF 60 FEET AND THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL HAVE THE AUTHORITY TO REDUCE THE MINIMUM LENGTH TO ACCOMMODATE OTHER SITE CONSIDERATIONS UPON REQUEST.

PUBLIC TRANSIT

6. The right-of-way shall be dedicated and bus stop pads constructed at the
~~7.~~ following locations, as approved by the Planning and Development Department.

- Westbound Indian School Road
- Southbound 91st Avenue south of Campbell Road

The bus stop pads shall be built per City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed between 60 and 110 feet from the intersections. Walk paths and pedestrian entrances to the community shall be provided near each bus stop.

STREETS

7. Right-of-way totaling 35 feet shall be dedicated for the west half of 91st
~~8.~~ Avenue, as approved by Planning and Development Department.

8. The developer shall construct all streets within and adjacent to the
~~9.~~ 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.

9. The applicant shall complete and submit the Developer Project Information
~~10.~~ Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

10. The applicant shall provide a signal warrant analysis for the intersection of 91st
~~11.~~ Avenue and Campbell Avenue, as approved by the Street Transportation Department and the Planning and Development Department.

11. The Indian School Road access point shall be located to align with the 93rd
~~12.~~ Avenue and Indian School Road major access point into the Algodon Center, as approved with the Planning and Development Department.

AVIATION

12. The property owner shall record a Notice to Prospective Purchasers of
~~13.~~ Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale Airport 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

OTHER

13. In the event archaeological materials are encountered during construction, the
~~14.~~ 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.

14. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Writer

Joél Carrasco

June 7, 2018

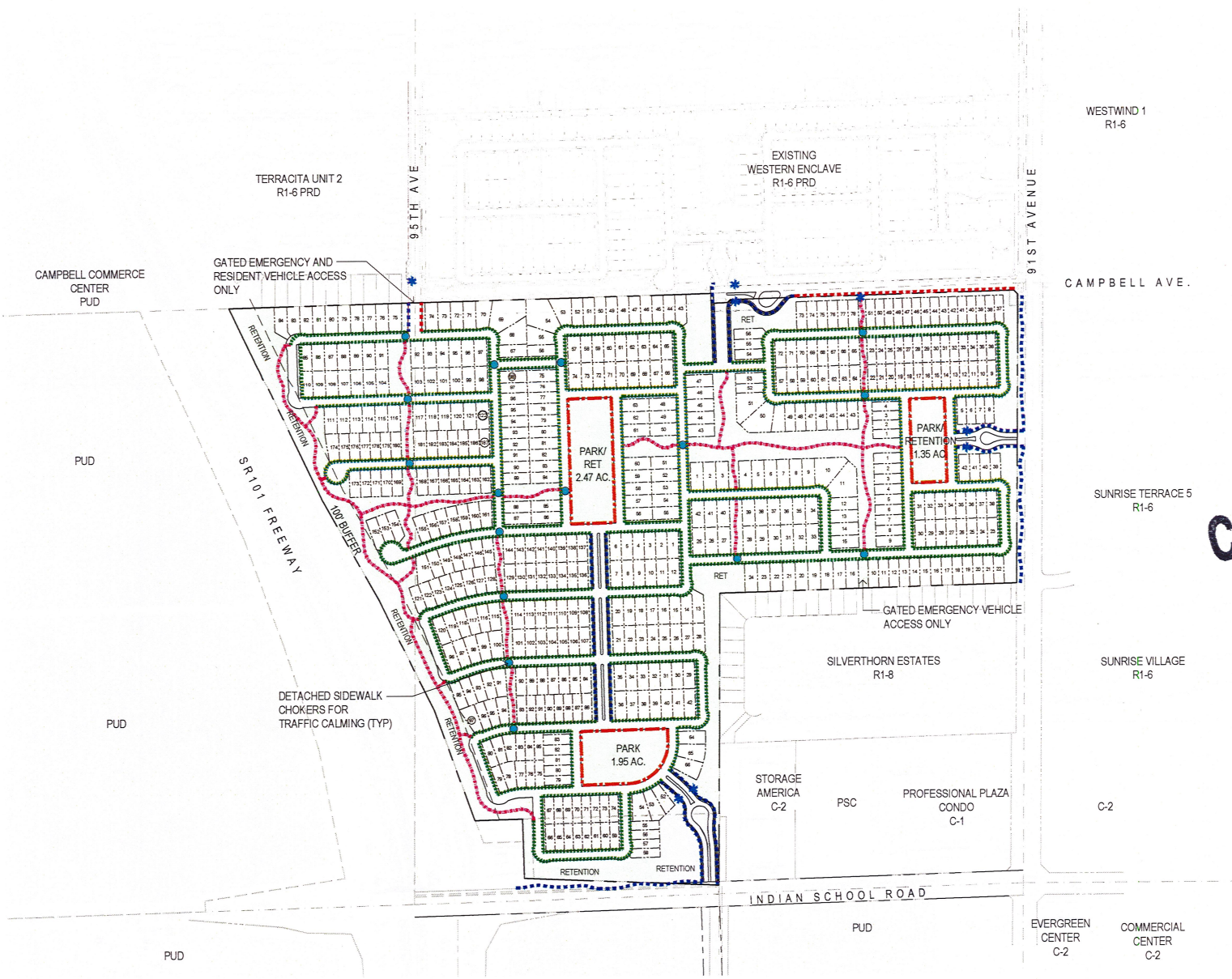
Team Leader

Samantha Keating

Exhibits:

Conceptual Circulation Plan date stamped June 4, 2018

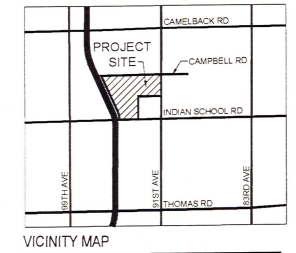
Illustrative Perspective date stamped May 29, 2018



TRAIL LEGEND

SYMBOL	DESCRIPTION
	5' DETACHED SIDEWALK
	5' CONCRETE SIDEWALK ATTACHED TO BOC
	4' CONCRETE SIDEWALK ATTACHED TO BOC
	4' DETACHED SIDEWALK
	5' CONCRETE PATH
	EXISTING 5' CONCRETE PATH
	PEDESTRIAN GATE
	DETACHED SIDEWALK CHOKER TRAFFIC CALMING LOCATION

CITY OF PHOENIX
 JUN 04 2018
 Planning & Development
 Department



LENNAR

INDIAN SCHOOL AND 101

Circulation Plan

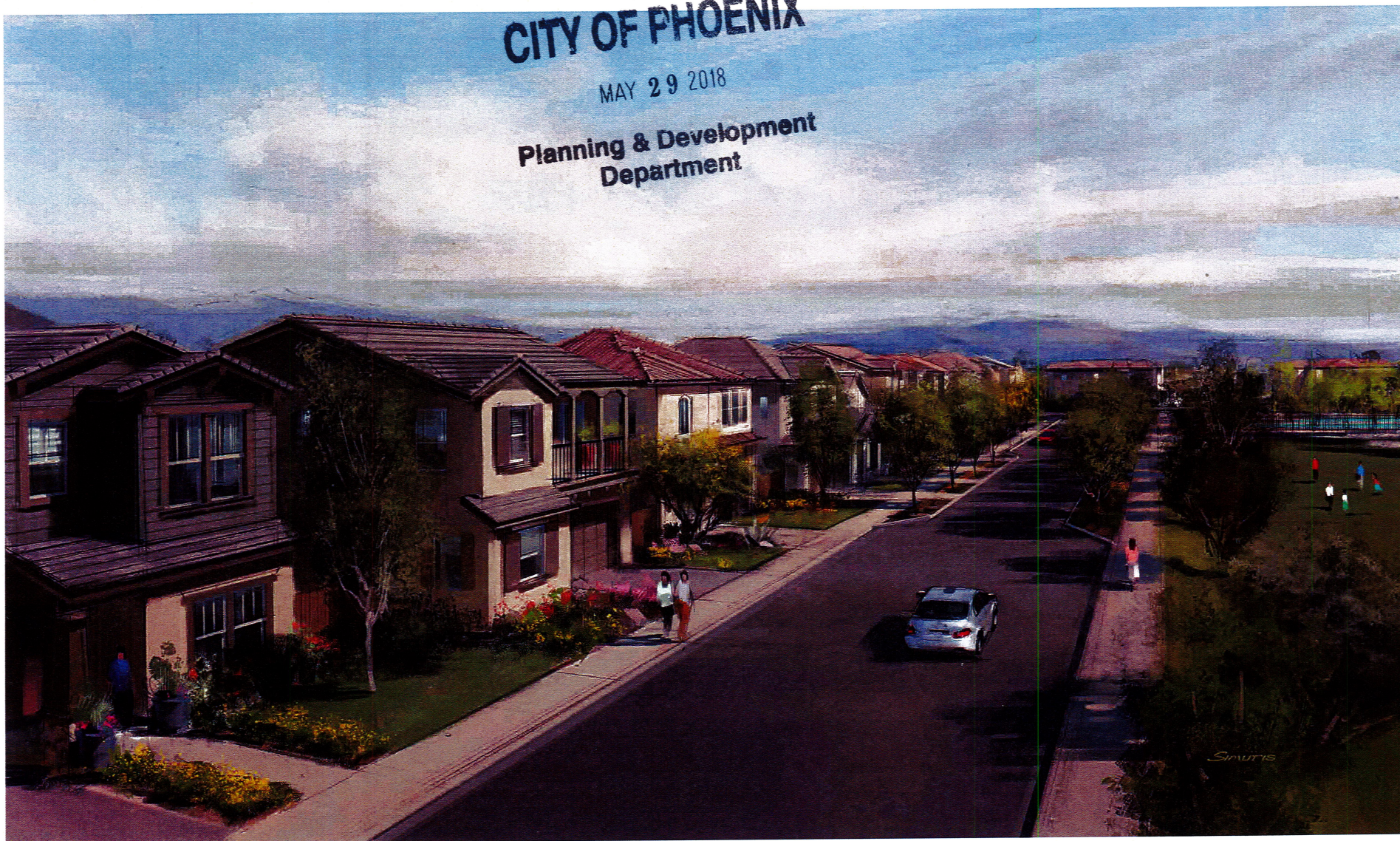
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CITY OF PHOENIX

MAY 29 2018

Planning & Development
Department



ILLUSTRATIVE PERSPECTIVE