



Village Planning Committee Meeting Summary

Z-65-19-2

Date of VPC Meeting	May 5, 2020
Request From	RE-35 (7.67 acres)
Request To	R1-10 (7.67 acres)
Proposed Use	Single-family residential
Location	Northeast corner of 42nd Street and Peak View Road
VPC Recommendation	Approval, per the staff recommendation subject to a modification to Stipulation No. 2.
VPC Vote	7-2

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Kristi Trisko provided an overview of the rezoning request (Z-65-19-2). She displayed graphics in the presentation including the General Plan Land Use map, aerial, zoning map, proposed wall plan, conceptual elevations and site layout. She went over staff's findings and shared the 17 recommended stipulations outlined in the staff report. After the applicant presentation, Mrs. Trisko reviewed public comments that were forwarded to Mrs. Trisko as emails outlining their questions and concerns. These emails were included in the presentation and were from John May and Katie Stevenson.

Mr. Michael Buschbacher II with Hunter Engineering Inc., representing the applicant, went over the site data, summary of concerns and issues from the residents including, density, traffic, drainage, utilities, building height, and native plans. and General Plan Land Use Map designation. Mr. Buschbacher II felt it important to provide more details concerning the on-site storm water retention, and how this project would meet the City of Phoenix's requirements. He further stated that the project will not contribute water to the existing drainage channel to the north and that the site will be substantially the same elevation as the surrounding properties. Then he stated that all 23 homes in the community will be limited to one-story as requested during the neighborhood outreach.

Mr. Buschbacher II went over the questions and concerns they received from residents, including; increased traffic on Peak View Road, installing a dirt trail sidewalk rather than a typical hard surface sidewalk, dark sky lighting, and how the overall proposed density fits the General Land Use Plan Map and North Land Use Plan designations.

Rick Nowell asked the applicant to clarify what 23 feet and single story meant.

Mr. Buschbacher II shared that the property has two General Land Use Plan Map Designations with densities that range from 0-2 units per acer and 2-5 units per acre. He stated that the City of Phoenix planning staff determined that the maximum allowed density for the site is 30 units. They are proposing 23 units.

Jill Hankins asked if the roadways within the project were private or public, if the project could connect to 43rd Street to relieve some traffic on Peak View Road, and if the length of the cul-de-sacs were too long.

Mr. Buschbacher II stated that all interior roads are private. The connection to 43rd Street does not extend into the site and would not work and that the cul-de-sac lengths must be approved by the Street Department prior to their construction.

Jill Hankins asked who maintains the storm drainage pond on Via Dona Road.

Mr. Buschbacher II stated that the pond was owned by the HOA association within the Morning Vista project and as a private drainage pond, it was maintained by the HOA.

Rick Powell asked who maintains that pond.

Ms. Trisko stated that private ponds are maintained by the HOA.

Rick Nowell asked to further clarify the roof height concerning one-story and 20 or 23 feet and where is that measured.

Mr. Buschbacher II stated that all the homes within the subdivision will be single story. The homes outlined in Stipulation No. 2 will be no taller than 20 feet at the midpoint of the roof. All other homes will be no taller than 23 feet at the midpoint. A flat roof profile might be used to assure that the homes in Stipulation No. 2 meet the 20 foot midpoint profile.

Ms. Trisko stated that the City does define building height by the midpoint of the roof.

Rick Nowell stated that a resident had contacted him that lived next to the future Lot No. 8 as shown on the site plan and wanted to know if they could add Lot 8 to Stipulation No. 2.

Mr. Buschbacher II stated that they would be fine with that modification.

Louis Lagrave commented that there is horse property directly to the east of this site and that a dirt path should be used. He also stated that the density is too high within the proposal. He would like to see this property rezoned to R1-18 rather than R1-10 and that he will not vote to approve this project.

Steve Bower stated that the drainage issue surrounding this property were not created by the site and that the developer must get their drainage plan approved by the City of Phoenix prior to construction.

Jason Israel asked what lighting would be included in along Peak View Road.

Ms. Trisko stated that all lighting along the road would have to be approved by the City of Phoenix and the applicant would have to follow those standards.

David Kollar asked if the site signage would also be dark sky friendly and if that is private or public.

Mr. Buschbacher II stated that the site signage would be private and be a low voltage landscape lighting that would also need to be approved by the City of Phoenix and they are sensitive to dark sky issues as well.

Lou Lagrave asked how this project meet the density requirements given that a portion of the site is shown as 0-2 units per acre.

Ms. Trisko stated that the Long Range Planning Department calculated the overall density for this project prior to the development of the site plan with a maximum density of 30 dwelling units per acre.

Jill Hankins asked if Peak View Road and 44th Street will be increase in traffic beyond what they can handle.

Steve Bowser stated that both streets are public and that this determination will also be resolved by Street Department at the City of Phoenix.

MOTION:

Rick Nowell made a motion to approve Case No. Z-65-19-2 per staff's recommendation with a modification to Stipulation No. 2 to include Lot No. 8 in the height restriction of one story and 20 feet.

Rick Powell seconded the motion.

VOTE

7-2, Motion passes with Committee Members Barto, Israel, Kollar, Nowell, Powell, Younger, and Bower in favor. Committee Members Hankins and Lagrave opposed.

Recommended Stipulations:

1. The development shall be subject to Single-Family Design Review prior to final site plan approval, with the additional requirement that building materials and colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment, as approved by the Planning and Development Department.
2. Homes shall have a maximum height of one story and 20 feet on Lot Nos. 8, 9, 10, 11, 12, 13, 21, 22, and 23, as depicted on the Site Plan date stamped December 9, 2019, as approved or modified by the Planning and Development Department.
3. The development shall not exceed 23 residential lots.

4. The minimum residential lot width shall be 65 feet.
5. The minimum open space provided shall be 10 percent.
6. A pedestrian connection shall be provided from the northern internal street to the common open space area abutting Peak View Road.
7. A minimum 4,500-square-foot landscape setback shall be provided on the west side of 42nd Street, as approved by the Planning and Development Department.
8. The sidewalks along the north side of Peak View Road, the east side of 42nd Street, and the first 250 feet of the west side of 42nd Street shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb. Minimum 2-inch caliper shade trees shall be planted on both sides of the sidewalk at 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
9. On interior private accessways, shade trees shall be planted adjacent to sidewalks at a rate of a minimum of two, 2-inch caliper or greater shade tree provided at a spacing of 20 to 30 feet on center, depending on species, within the front yard of each residential lot and where sidewalks are adjacent to common area tracts, as approved by the Planning and Development Department.
10. All new perimeter walls where visible from Peak View Road shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
11. The development entry shall incorporate decorative metal gates and signage as depicted on the Design Concept Plan date stamped January 31, 2020, as approved by the Planning and Development Department.
12. A pedestrian crossing, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided across the main entry driveway, as approved by the Planning and Development Department.
13. The developer shall dedicate 40 feet of right-of-way for the north half of Peak View Road, as approved by the Planning and Development Department.
14. The developer shall provide 25 feet of paving, from the monument line to the face of curb on Peak View Road, as approved by the Planning and Development Department.
15. The developer shall extend and develop 42nd Street in accordance with City Code and development requirements, if retained as a public street.
16. 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

17. 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.

Staff Comments:

Staff has no concern with the modified stipulation.