

Attachment B

Planning Hearing Officer Summary of March 18, 2020
Application Z-25-17-3
Page 1

REPORT OF PLANNING HEARING OFFICER ACTION Adam Stranieri, Planner III, Hearing Officer Julianna Pierre, Planner I, Assisting

March 18, 2020

ITEM 2

DISTRICT 3

SUBJECT:

Application #: Z-25-17-3 (PHO-1-20)
Zoning: C-2 HGT/WVR DNS/WVR
Location: Approximately 190 feet north of the northwest corner of 12th Street and Greenway Parkway
Acreage: 5.59
Request: 1) Modification of Stipulation 1 regarding general conformance with the elevations date stamped March 29, 2017.
Applicant: Daniel W Tilton
Owner: Jerry and Vickie Moyes Family Trust
Representative: Brian Fish, Orcutt Winslow Architects

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee chose not to hear this request.

DISCUSSION

Michael Kolejka, representative with Orcutt Winslow Architects, stated that the firm designed the previous development on the site. The previous development was larger and denser, with 172,300 square feet and 152 units. The project was deemed not viable by the previous developer and to the current proposal is for a project of reduced scale at 139,000 square feet and 106 units. The new project has a single-story memory care facility on the east side, a central community component in the middle and four stories of assisted and independent living on the west side of the property.

Mr. Stranieri stated that no correspondence was received, and the Deer Valley Village Planning Committee opted not to hear the case. He stated that the stipulated elevations depicted a monolithic building with no variation in height. He added that the proposed elevations depict an improved variety of materials, variation in roofline, and provides shading along the perimeter with multiple architectural features.

FINDINGS

- 1) The stipulated elevations depicted an approximately 55-foot tall, four-story senior living facility with a variety of exterior building materials including stucco and stucco molding, brick veneer, various metal finishes, and cut stone details. Architectural relief was provided through pop-outs, recesses, patios, and canopies. The proposed conceptual elevations depict an approximately 56-foot tall, four-story senior living facility with a more modern aesthetic. The elevations provide a similar level of material diversity including Trespa panels, wood and lap siding, corrugated metal, and EIFS panels. The façade employs multiple roof lines and styles, pop-outs, recesses, patios and canopies. The utilization of different building heights and rooflines will mitigate the impact of building massing to a greater degree than the stipulated elevations.

DECISION: The Planning Hearing Officer recommended approval.

STIPULATIONS

1.	The development shall be in general conformance with the elevations date stamped JANUARY 31, 2020 March 29, 2017 , as approved by the Planning and Development Department.
2.	The development shall utilize the Zoning Ordinance development standards from Section 622.E.4 (C-1) for mixed use development as specified in Section 618.B.2 (R-5). This does not preclude the ability to apply for or obtain variances.
3.	The maximum building height shall be limited to 56 feet.
4.	The maximum density shall be limited to 25 dwelling units per acre.
5.	A minimum of 20,000 square feet of usable open space shall be provided, and shall include a minimum of the following amenities:
A.	Dog park
B.	Two garden areas with seating
C.	Putting green
Applicable to the C-2 portion of the site:	
6.	The building elevations shall complement the architecture of the elevations date stamped March 29, 2017, as approved by the Planning and Development Department.
Applicable to the entire site:	
7.	The developer shall provide a sidewalk easement on the existing curved sidewalk

	from Greenway Parkway to the underpass, as approved by the Planning and Development Department.
8.	The developer shall provide drainage from 12th Street to the existing drainage basin on the southeast corner of the site. A drainage easement shall be dedicated over the drainage basin, as approved by the Planning and Development Department.
9.	The developer shall construct half street improvements for all streets 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.
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.
11.	The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley 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.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact the Planning and Development Department, Tamra Ingersoll at voice number 602-534-6648 or TTY use 7-1-1.