



Village Planning Committee Meeting Summary Z-56-23-7

Date of VPC Meeting	December 11, 2023
Request From	County RU-43 (Pending S-1)
Request To	R1-6
Proposal	Single-family residential
Location	Southwest corner of the 78th Avenue and Alta Vista Road alignments
VPC Recommendation	Denial as filed, approval of R1-8 with additional stipulations
VPC Vote	6-1

VPC DISCUSSION:

Item No. 7 (GPA-LV-3-23-7) and Item No. 8 (Z-56-23-7) were heard together. Two members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of GPA-LV-3-23-7 and Z-56-23-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Peter Furlow, representing the applicant with Rose Law Group, provided an overview of the proposed case. Mr. Furlow stated that the applicant has worked with the surrounding neighborhood and the LCRD and have agreed to reduce the number of lots and increase the open space. Mr. Furlow displayed the site plan and noted the single-family lots that were not proposed as rentals. Mr. Furlow added that the proposal will dedicate right-of-way on the north and east portion of the site along 78th Avenue and Alta Vista Road alignments. Mr. Furlow concluded the presentation by stating that they have been working with the Street Transportation Department and that the stipulations require disclosure of surrounding ranchette uses.

Questions From the Committee:

JoAnne Jensen asked for more information regarding flooding and stormwater management. **Mr. Furlow** stated that the applicant has worked with the Floodplain Management to ensure that the proposal has sufficient retention to prevent any flooding. **Ms. Jensen** asked if there were future plans to open another entrance to the site along the north. **Mr. Furlow** stated that they are required to dedicate a right-of-way but that a north entrance will not be constructed until Alta Vista Road was built out.

Chair Linda Abegg asked for more information regarding the right-of-way dedication and improvements. **Mr. Furlow** explained that they would be required to dedicate a right-of-way and improve their south half of the street. Mr. Furlow noted that funds will be allocated for future road development of Alta Vista Road.

Carlos Ortega voiced his displeasure regarding one entrance into the proposal. Mr. Ortega added that the entrance was not from a collector street but rather a local road. **Mr. Furlow** noted that the circumstances and location of the site only allow for one entrance.

Vice Chair Stephanie Hurd asked what had to occur for Alta Vista Road to be developed. **Mr. Furlow** stated that the other properties would have to redevelop in order for the City to require right-of-way dedications and improvements.

Mr. Ortega stated that he was opposed to the proposed 45-foot-wide lots. **Mr. Furlow** stated that he has heard this concern from the community. Mr. Furlow displayed an updated site plan and noted that the majority of lots along the south boundary would be modified to measure 50 feet. **Mr. Ortega** noted that he would have liked the lot widths to be dispersed throughout the entire site. **Vice Chair Hurd** added that Laveen likes to see primarily a minimum of 50 feet. **Mr. Ortega** reiterated his opposition to the lot size.

Rebecca Perrera voiced the importance of trails and asked for confirmation that a trail will be built on the site. **Mr. Furlow** confirmed that a trail will be built on the northwest portion of the site. Mr. Furlow added that stipulations require connections to the Salt River and the subdivision.

Chair Abegg stated that 45-foot-wide lots are not consistent with the Laveen Village. Chair Abegg added that building elevations should contain different modern farmhouse architectural features.

Public Comment:

Karson Baird stated that he was opposed to the proposed development. Mr. Baird voiced his concerns regarding the proposed lot widths, noting that an increase on the south portion of the site was not sufficient. Mr. Baird added that he had concerns

regarding traffic congestion and safety with only one access. Mr. Baird stated that the density should reflect the surrounding density and should be reduced to two to three houses per acre.

Phil Hertel stated that he did not support the proposed 45-foot lot widths and the density. Mr. Hertel added that the applicant doesn't have a builder and that the site needed to be modified to have larger lots and a secondary exit.

Applicant Response:

Mr. Furlow noted that the proposed zoning was compatible with the surrounding single-family residential neighborhood to the south. Mr. Furlow added that the southern portion of the site was closer to 5 dwelling units per acre which would make it compatible with the southern single-family development. Mr. Furlow reiterated that the proposed R1-6 zoning is compatible with the existing and proposed General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. Mr. Furlow stated that they have attended over three public meetings and that they would agree to increasing the lot size.

Committee Discussion:

Chair Abegg stated that the site should be approved with a zoning that would allow for a density that would be approved by the committee. Chair Abegg noted that she would like to see a larger percentage of lots with over 45-feet in width.

Vice Chair Hurd noted that the development should not have a width of less than 50 feet.

Ms. Perrera noted that the site configuration is difficult and that they had to consider the floodplain and stormwater drainage.

Mr. Ortega added that had concerns with the City approving only one access point into the site. Mr. Ortega also noted that there were no proposed floor plans available for discussion.

Vice Chair Hurd, Ms. Jensen, Ms. Perrera, and Patrick Nasser-Taylor all agreed that the proposed density was a major concern.

Ms. Jensen stated that the case was not ready for recommendation and that there were a lot of questions regarding density, elevations, and traffic.

Chair Abegg stated that the case should meet R1-8 standards with large width lots.

Ms. Perrera noted that the south HOA could voice concerns regarding being used as access to another development.

Vice Chair Hurd voiced her concern regarding unanswered traffic concerns.

Chair Abegg stated that the committee should vote on the zoning district that would allow for an adequate development. Chair Abegg added that a stipulation could be added to limit the density or the case could be denied as filed.

Motion:

Vice Chair Stephanie Hurd motioned to recommend denial of Z-56-23-7 as filed, approval of R1-8 with the following additional stipulations:

- The maximum density shall be 4.5 dwelling units per acre.
- The minimum lot width shall be 50 feet.
- The future elevations and landscaping plans shall go through the PHO public hearing process.
- Funding shall be reserved for future right-of-way improvements along Alta Vista Road.

Francisco Barraza seconded the motion.

Vote:

6-1, motion to recommend denial of Z-56-23-7 as filed, approval of R1-8 with additional stipulations passed with Committee Members Barraza, Nasser-Taylor, Ortega, Perrera, Hurd, and Abegg in favor and Committee Member Jensen in opposition.

Recommended 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, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. **THE FUTURE ELEVATIONS AND LANDSCAPING PLANS SHALL GO THROUGH THE PHO PUBLIC HEARING PROCESS.**
3. **THE MAXIMUM DENSITY SHALL BE 4.5 DWELLING UNITS PER ACRE.**
4. **THE MINIMUM LOT WIDTH SHALL BE 50 FEET.**
- ~~2.~~ The project shall not exceed 98 lots.
- 5.
- ~~3.~~ A minimum of 12% of the gross site area shall be retained as open space.
- 6.
4. A minimum 22-foot garage setback for front-loaded garages, measured from the

7. back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
- ~~5.~~ A minimum of 10% of the required shrubs, shall be a milkweed or other native
8. nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- ~~6.~~ A minimum of two green infrastructure (GI) techniques for stormwater
9. management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
- ~~7.~~ Prior to final site plan approval, the property owner shall record documents that
10. disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".
- ~~8.~~ A minimum 50-foot of right-of-way shall be dedicated for all local public streets
11. within the development.
- ~~9.~~ All street improvements to Alta Vista Road and 78th Avenue are outside of
12. Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.
13. **FUNDING SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS ALONG ALTA VISTA ROAD.**
- ~~10.~~ A shared-use-path easement shall be dedicated and constructed on the
14. northwest portion of the property, as approved by the Parks and Recreation and Planning and Development Departments.
- ~~11.~~ Pedestrian connections from the subdivision to the Salt River and the shared-
15. use-path, consisting of an enhanced treatment of decorative pavement and landscaping to a gated access point, shall be constructed as approved by the Planning and Development Department.
- ~~12.~~ All streets within and adjacent to the development shall be constructed with
16. 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.

- ~~43.~~ 17. 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.
- ~~44.~~ 18. 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.
- ~~45.~~ 19. 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.
- ~~46.~~ 20. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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.

Staff comments regarding VPC Recommendation:

Staff recommends modifying Stipulation No. 2 to use the City's standards stipulation language for a PHO public hearing.

Staff recommends deleting Stipulation No. 5 regarding the number of lots since Stipulation No. 3 was added to limit the density to 4.5 dwelling units per acre (85 lots). The Street Transportation Department reviewed the additional stipulation related to Alta Vista Road and recommends the deletion of the stipulation as the City cannot legally take money for roadways that are not in the City of Phoenix.