

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 8	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-4-25-1
From:	S-1
To:	R1-10
Acreage:	10.07
Location:	Approximately 330 feet south of the southeast corner of 33rd Avenue and Dynamite Boulevard
Proposal:	Single-family residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	2PHDS, LLC, c/o Andrei Polukhtin
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:  
Deer Valley 5/20/2025 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

#### **Motion Discussion:**

Chairperson Busching asked staff if it was typical for Deer Valley to not have a quorum.

Ms. Racelle Escolar responded that while she did not have the figures on the frequency with which they have quorum, it does happen occasionally that the committee does not have quorum.

Commissioner Read asked staff a question regarding the concerns of the public as they relate to street improvements along Oberlin Way, whether there were any plans by the city to improve the street.

Ms. Escolar responded that it did appear that the street was not yet built out. As part of this project, the applicant would improve the right-of-way directly in front of the property and then likely taper the improvements north towards Dynamite Road and south towards Oberlin Way.

Commissioner Gorraiz asked for clarification that the street improvements required of this project would only be required along 33rd Avenue, and not along either Dynamite Road or Oberlin Way.

Ms. Escolar responded that it was not required as part of the rezoning.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-4-25-1, per the staff recommendation.

Maker: Gorraiz  
Second: Matthews  
Vote: 8-1 (Chairperson Busching)  
Absent: None  
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and with surrounding zoning districts.
2. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.
3. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.

Stipulations:

1. The development shall be limited to 30 lots.
2. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
3. All buildings within the development shall be limited to 1-story not to exceed 20 feet in height.
4. Minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape strips located between the back of curb and sidewalk shall be constructed on both sides of all streets within the subdivision, including the east side of 33rd Avenue, planted to the following standards, and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings to provide a minimum of 75% shade.
  - b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

5. Dedicate and construct a minimum 30 feet of right-of-way for the east side of 33rd Avenue.
6. All streets within and adjacent to the development shall be constructed 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.
7. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
12. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
13. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
14. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
15. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
16. 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.

17. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.