

ATTACHMENT F

REPORT OF PLANNING COMMISSION ACTION

January 4, 2024

* REVISED January 12, 2024

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-56-23-7 (Companion Case GPA-LV-3-23-7)
Location:	Southwest corner of the 78th Avenue and Alta Vista Road alignments
From:	County RU-43 (Pending S-1)
To:	R1-6
Acreage:	18.96
Proposal:	Single-family residential
Applicant:	Laveen Land Holdings, LLC
Owner:	Laveen Land Holdings, LLC
Representative:	Jordan Rose, Rose Law Group, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 12/11/2023 Denial as filed, approval of R1-8 with additional stipulations. Vote: 6-1.

* Planning Commission Recommendation: Approval of R1-6, per the Addendum A Staff Report with modifications and an additional stipulation.

Motion Discussion: N/A

* Motion details: Commissioner Boyd made a MOTION to approve R1-6 for Z-56-23-7, with the stipulations outlined in the Addendum A Staff Report with a modification to Stipulation No. 3 to replace 4.5 with 5.0 (dwelling units per acre) and a modification to Stipulation No. 4 to apply to lots 1 through 19, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department; and an additional stipulation that building height shall be limited to one story and 20 feet for lots 3, 4, 6, 7, and 9 through 12, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department.

Maker: Boyd
Second: Gorraiz
Vote: 5-2 (Busching and Perez)
Absent: Mangum
Opposition Present: Yes

Findings:

1. The proposal is compatible with the proposed General Plan Land Use Map designation and will provide a high-quality residential development and help alleviate the housing shortage in Phoenix.
2. As stipulated, the proposed enhanced elevations standards will further support the character established by the Laveen Village.

3. As stipulated, the proposed development will include development and design standards, such as enhanced open space, to mitigate impacts to the surrounding properties.

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 CONCEPTUAL ELEVATIONS AND LANDSCAPE PLANS SHALL GO BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PHO PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
3. ~~THE MAXIMUM DENSITY SHALL BE 4.5~~ **5.0 DWELLING UNITS PER ACRE.**
4. ~~THE MINIMUM LOT WIDTH SHALL BE 50 FEET~~ **FOR LOTS 1 THROUGH 19, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 20, 2023 AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~2. The project shall not exceed 98 lots.~~
- ~~5.~~
- ~~3.~~ A minimum of ~~42%~~ 18% of the gross site area shall be retained as open space.
- ~~6.~~
- ~~5.~~
4. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
- ~~7.~~
- ~~6.~~
5. 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.~~
- ~~7.~~
- ~~6.~~
6. A minimum of two green infrastructure (GI) techniques for stormwater 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.
- ~~9.~~
- ~~8.~~
- ~~7.~~
7. Prior to final site plan approval, the property owner shall record documents that 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
- ~~10.~~
- ~~9.~~

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 within the development.
- ~~11.~~
- ~~10.~~
- ~~9.~~ All street improvements to Alta Vista Road and 78th Avenue are outside of 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.
- ~~42.~~
- ~~11.~~
- ~~13.~~ ~~FUNDING SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS ALONG ALTA VISTA ROAD.~~
- ~~40.~~ A shared-use-path easement shall be dedicated and constructed on the northwest portion of the property, as approved by the Parks and Recreation and Planning and Development Departments.
- ~~44.~~
- ~~12.~~
- ~~41.~~ Pedestrian connections from the subdivision to the Salt River and the shared-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.
- ~~45.~~
- ~~13.~~
- ~~42.~~ 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.
- ~~46.~~
- ~~14.~~
- ~~43.~~ 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.
- ~~47.~~
- ~~15.~~
- ~~44.~~ 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.
- ~~48.~~
- ~~16.~~
- ~~45.~~ 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.
- ~~49.~~
- ~~17.~~
- ~~46.~~ 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.
- ~~20.~~
- ~~18.~~
- ~~19.~~ **BUILDING HEIGHT SHALL BE LIMITED TO ONE STORY AND 20 FEET FOR LOTS 3, 4, 6, 7, AND 9 THROUGH 12, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 20, 2023 AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

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