

Attachment C

REPORT OF PLANNING COMMISSION ACTION

April 5, 2018
REVISED 4/12/2018

ITEM NO: 15	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-2-18-2
Location:	Approximately 300 feet west of the southwest corner of 43rd Street and Forest Pleasant Place
Request:	From: S-1 To: R1-18 Acreage: 8.03
Proposal:	Single-Family Residential
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	Ecovista Lone Mountain, LLC
Representative:	Wendy Riddell, Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Desert View 3/6/2018 Approval, per the staff recommendation with modifications. Vote: 11-0.

Planning Commission Recommendation: Approval, as recommended by the Desert View Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve Z-2-18-2, as recommended by the Desert View Village Planning Committee.

Maker: Shank
Second: Glenn
Vote: 5-1 (Wininger)
Absent: Johnson, Heck
Opposition Present: No

Findings:

1. The proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development character respects the natural topography of the area and incorporates an existing wash into the overall design.
3. The proposal will provide an additional housing option within the Desert View Village.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped February 21, 2018, as approved by the Planning and Development Department with specific regard to the following:
 - a. The development shall not exceed 16 lots.
 - b. A minimum of 20% gross area shall be provided as common area.
 - c. The minimum residential lot width shall be 80 feet.
2. Building height shall be limited to one story with a maximum of 20 feet for lot numbers 1 through 5 and 12 through 16, as depicted on the site plan date stamped February 21, 2018 and as approved by the Planning and Development Department.
3. The development shall utilize view fencing for the homes that back or side common open space tracts, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the homeowners association.
5. Right-of-way totaling 25 feet shall be dedicated for the west half of 43rd Street, as approved by Planning and Development Department.
6. Right-of-way and improvements for Forest Pleasant Place shall be as per Maricopa County review and approval.
7. A 15-foot right-of-way radius shall be dedicated at the northwest and southwest corners of 43rd Street and the new entrance of the development, as approved by Planning and Development Department
8. The applicant shall dedicate 50 feet of right-of-way for all local public streets within the development, as approved by Planning and Development Department.
9. 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.
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. PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL

RECORD DOCUMENTS THAT DISCLOSE TO PURCHASERS OF PROPERTY WITHIN THE DEVELOPMENT(S) THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF NEARBY EXISTING RANCHETTES AND ANIMAL PRIVILEGE PRIVATE PROPERTIES THAT MAY CAUSE ADVERSE NOISE, ODOR, DUST, AND OTHER EXTERNALITIES. 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.

12. THE DEVELOPMENT SHALL UTILIZE A 6-FOOT SOLID BLOCK WALL ALONG THE NORTHERN PROPERTY LINE ADJACENT TO FOREST PLEASANT PLACE.
13. THE DEVELOPMENT SHALL INSTALL SHIELD LIGHTING AND REQUIRE STREETLIGHT INSTALLATION WITH THE LEAST POSSIBLE LUMENS ALLOWED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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