



Village Planning Committee Meeting Summary Z-85-24-3

Date of VPC Meeting	October 16, 2024
Request From	R-3
Request To	R-3 Hillside DNS/WVR
Proposal	Hillside Density Waiver for single-family residential
Location	Approximately 170 feet east of the northeast corner of 13th Avenue and Peoria Avenue
VPC Recommendation	Approval, per the staff recommendation, with a modification
VPC Vote	13-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Ms. Stockham, staff, provided a brief overview of the hillside density waiver rezoning request, surrounding land uses, General Plan Land Use Map designations and zoning, the proposed development, and recommended stipulations.

APPLICATION PRESENTATION

Jon Gillespie, representing the applicant with Rose Law Group, PC, introduced himself and displayed aerial imagery, the proposed site plan and the approved slope analysis. Mr. Gillespie shared that within the 10-15% slope area, they are allowed to build one unit by-right, and this density waiver request is to build one additional unit in that area. Mr. Gillespie displayed an image of the historical disturbance area and where the new development of four single-family residences will be constructed, towards the southern portion of the lot. Mr. Gillespie added that they held a neighborhood meeting and some residents who live to the east of the site attended, and there was no opposition present. Mr. Gillespie stated that if the committee was inclined to recommend approval, they request that the stipulation regarding the sidewalk width along Peoria Avenue (Stipulation No. 3) be modified to allow for a five-foot-wide sidewalk to match existing conditions.

QUESTIONS FROM COMMITTEE

Committee Member Gabriel Jaramillo asked the applicant to confirm the request was for a total of four single-family residences. **Mr. Gillespie** responded affirmatively.

Vice Chair Joshua Matthews asked if the proposed height of 26 feet would block views from the surrounding homes. **Mr. Gillespie** replied that the surrounding existing homes sit higher in elevation from the proposed homes, so views will not be obstructed. Vice Chair Matthews asked staff to confirm the requested sidewalk width from the Street Transportation Department and the applicant to confirm the sidewalk width to the east and west of the site. **Ms. Stockham**, staff, replied that while the Street Transportation Department requested the sidewalk to be minimum six feet wide, they would not be opposed if the Village Planning Committee modified the width to five feet given the Street Classification Map cross section for Peoria Avenue. Mr. Gillespie added that the sidewalk is five feet wide to the east and west of the site.

Committee Member Heather Garbarino asked if the committee needed to add landscaping standards in the area between the back of curb and sidewalk. **Ms. Stockham**, staff, replied that those standards are already listed in the stipulation and requires minimum two-inch caliper trees.

PUBLIC COMMENTS

None.

COMMITTEE DISCUSSION

None.

MOTION

Vice Chair Joshua Matthews motioned to recommend approval of Z-85-24-3, per the staff recommendation, with a modification to update the minimum sidewalk width on Peoria Avenue to five feet. **Committee Member Gabriel Jaramillo** seconded the motion.

VOTE

13-0; Motion to recommend approval of Z-85-24-3 per the staff recommendation with a modification passed; with Committee Members Alauria, Carmona, Garbarino, Jaramillo, Krentz, Larson, McBride, Molfetta, O'Hara, Pamperin, Sommacampagna, Matthews and Fogelson in favor.

VPC RECOMMENDED STIPUALTIONS:

1. The development shall be limited to a maximum of four units.
2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
3. The sidewalk along Peoria Avenue shall be a minimum of 6 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, 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.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. No structure shall be built above the 15% slope line per the approved Slope Analysis, as approved by the Planning and Development Department.
5. The materials, colors, textures and finishes of all structures (including architectural elements, walls, fences and retaining walls) shall match and blend with the adjacent surrounding undisturbed area, as approved by the Planning and Development Department.
6. All disturbed areas not covered by structures or paving must be revegetated with plant species from the Sonoran Desert Plant List that exists in the adjacent undisturbed area, as approved by the Planning and Development Department.
7. Only landscape materials listed the Approved Plant Species List for Sonoran Preserve Edge Treatment Guidelines (Section 507 TAB II of the Zoning Ordinance) shall be utilized within the landscape areas and improved common areas, as approved or modified by the Planning and Development Department.
8. 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.

9. A minimum of one 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.
10. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
11. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
12. A minimum 40 feet of right-of-way shall be dedicated and constructed for the north side of Peoria Avenue.
13. 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.
14. 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.
15. Prior to final 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 & STIPULATIONS:

The Street Transportation Department has no comments.