

Attachment D

REPORT OF PLANNING COMMISSION ACTION September 5, 2019

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-10-19-2
Location:	Southwest corner of Paloma Parkway and Dove Valley Road
From:	S-1 NBCOD, PCD NBCOD (Approved R1-10 PCD NBCOD)
To:	R1-8 NBCOD
Acreage:	142.09
Proposal:	Single-family residential
Applicant:	Lennar Homes, Chris Clonts
Owner:	Arizona State Land Development, Max Mase
Representative:	Earl, Curley & Lagarde, P.C., Taylor Earl

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Gateway 8/8/2019 Approval, per the staff recommendation. Vote: 6-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Glenn made a MOTION to approve Z-10-19-2, per the North Gateway Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Glenn

Second: Howard

Vote: 7-0

Absent: Gaynor (Conflict: Shank)

Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will provide a critical vehicular connection of Bronco Butte Trail through their site that will serve as a collector to the North Gateway Core.

Stipulations:

1. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. Building materials and colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment.
 - b. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
 - c. Either covered porches a minimum of 60 square feet in area at a depth of at least six feet, courtyard areas with low surrounding walls a minimum of 60 square feet in area, or homes with livable space a minimum of 3-feet in front of the front line of the garage, shall be provided in the front façades of a minimum of 50 percent of the elevations offered within the subdivision.
 - d. Decorative garage door treatments, including but not limited to, windows, raised or recessed panels, architectural trim, and/or single garage doors.
2. The development shall be in general conformance with the conceptual trail/open space amenity area plan, date stamped July 19, 2019 with specific regard to three pedestrian connection points onto Bronco Butte Trail, as modified by the following stipulations and approved by the Planning and Development Department.
3. All sidewalks internal to the subdivision shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-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.
4. Plant material with thorns or needles shall not be planted in the area surrounding any trail connections to Bronco Butte Trail, as approved by the Planning and Development Department.
5. A minimum of 20 percent of the gross project shall be retained as common area, including washes but exclusive of required landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of one centralized open space area that is a minimum of 100,000 square feet in size and a minimum three additional evenly dispersed open space areas that are a minimum size of 25,000 square feet, as approved by the Planning and Development Department.
7. Interior walls and privacy fencing, excluding walls located between lots, shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.

8. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Dove Valley Road, as approved by the Parks and Recreation Department.
9. Right-of-way totaling 30 feet, plus up to a 10-foot sidewalk easement, shall be dedicated for the north half of Bronco Butte Trail from North Foothills Drive to Paloma Parkway.
10. Right-of-way totaling 55 feet shall be dedicated for the west half of Paloma Parkway and shall be constructed with a 14-foot median to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
11. Right-of-way totaling 55 feet shall be dedicated for the south half of Dove Valley Road and shall be constructed to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
12. The developer shall submit a Traffic Impact Study/Statement (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City upon satisfactory resolutions of review comments by the City staff, as approved by the Street Transportation Department and the Planning and Development Department.
13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.
14. Bronco Butte Trail from the western property boundary to Paloma Parkway shall be a 60-foot right-of-way with a 50-foot pavement section and a 14-foot median island from Foothills Drive to Paloma Parkway, matching the existing roadway design to the east with up to 10-foot sidewalk easement to accommodate a detached sidewalk with a landscape buffer, as approved by the Planning and Development Department.
15. The developer shall provide a pedestrian connection point and pathway from the 23rd Avenue alignment to Bronco Butte Trail, as approved by the Planning and Development Department.
16. Off-site traffic mitigations and future traffic signal improvements shall be funded pursuant to the recommendations of the approved traffic impact study, as approved by the Street Transportation Department.
17. All vehicular primary access routes that cross a wash shall be designed as dry crossings for 100-year storm event, consistent with the City's stormwater design policies and guidelines, as approved by the Planning and Development Department.
18. 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 City. All improvements shall comply with all ADA accessibility standards.

19. 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.
20. 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.
21. 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.
22. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

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