



## Village Planning Committee Meeting Summary

### Z-31-19-1

<b>Date of VPC Meeting</b>	May 14, 2020
<b>Request From</b>	C-2 (18.46 acres), R-3A (1.41 acres), R1-18 (118.41 acres)
<b>Request To</b>	R1-6 (19.87 acres) and R1-18 (118.41 acres)
<b>Proposed Use</b>	Single-family residential
<b>Location</b>	Southwest corner of I-17 and Dixileta Drive
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	6-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Ms. Kristi Trisko**, staff, gave a presentation covering the existing land uses and General Plan Land Use Map designations for items No. 3 and 4. She displayed a land use map, general plan map and shared a brief description of the infrastructure and utility issues with the site and the recent removal of the lift station property from the GPA area. Ms. Trisko shared the seventeen (17) stipulations and stated why they are important and referenced policy to support them. She shared that the proposal is compatible with surrounding land uses in the area.

**Mr. Bill Lally**, applicant representative, provided a brief history of this site stating that the original entitlements approved in 2005 allowed approximately 700 residential units and mixed uses near the intersection. In 2018, the entitlements were changed again to allow for some single family and townhome uses with a total unit count of 700 dwellings. Mr. Lally then described the current site plan details along with the infrastructure and utilities issues for the site now proposing 228 single family lots due to reduced utility access with the preservation of 118 acres as permanent preserve. Mr. Lally also explained that a small portion of the site, along I-17, was removed from the GPA boundary for the lift station.

**Committee Member Steve Tucker** asked the applicant if the site's only access point was along Dixileta Drive?

**Mr. Bill Lally** stated that Dixileta Drive is the main access point due to the site's proximity to I-17 on the east and the canal on the south.

**Committee Member Steve Tucker** asked if the roundabout shown near the southern end of the project would connect to the frontage road?

**Mr. Bill Lally** stated that he had misspoke, there is a secondary vehicle access point located just east of the roundabout along the frontage road near the southern end of the site. Mr. Lally further stated that there will be two gated entrance points to the site.

**Committee Member Steve Tucker** commented that he is pleased with the 118-acre hillside portion of the site that will be donated as permanent preserve.

**Mr. Bill Lally** stated it was Lennar's work with the City that made this dedication happen.

**Committee Member Julie Read** stated that this development would be part of the Deer Valley School District and as such, would need to provide bus service to the site. She asked, will turnarounds and the entrance gates shown on the site plan allow busses adequate turnaround space?

**Mr. Bill Lally** stated that the project will be designed with adequate turnaround space for all types of large vehicles that will be needed to serve the site.

**Committee Member Shannon Simon** asked if the applicants had worked with the surrounding property owners to remove the lift station from the GPA?

**Mr. Bill Lally** stated that the lift station was removed as part of an agreement with the City of Phoenix.

**Committee Member Julie Read** asked if any residents had called in, left comments, or wished to speak this evening?

**Ms. Kristi Trisko** stated that no requests to speak or emails were received by staff prior to the meeting.

### **MOTION:**

**Shannon Simon** made a motion to approve Z-31-19-1 per staff's recommendation.

**Ms. Julie Read** seconded the motion.

### **VOTE:**

**6-0.** Motion passes with Committee Members Julie Read, Michelle Ricart, Daniel Tome, Steve Tucker, Shannon Simon, and Jason Stokes in favor.

### **Recommended Stipulations**

1. Prior to the issuance of Final Site Plan Approval, the owner shall convey 118 acres (or an area mutually agreed by the city and the owner) of hillside land selected by the City of Phoenix and located in the area as depicted as Tract A of the final plat, to the City of Phoenix for use as a City of Phoenix desert park and/or mountain preserve.

2. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to single-family design review diversity exhibit 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 homes shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
  - c. 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 treatments, including but not limited to, windows, raised or recessed panels, architectural trim, and/or single garage doors.
3. The maximum building square footage per home is 3,600 square feet.
4. All landscape plant material shall comply with the approved plant species list in Appendix A of the North Black Canyon Overlay District, as approved by the Planning and Development Department.
5. A minimum of 20 percent of the gross project area shall be retained as open space, exclusive of landscape setbacks, washes and hillside preserve area, with a minimum of 5 percent improved as active/useable open space and centrally located within the subdivision, as approved by the Planning and Development Department.
6. 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.
7. A minimum building setback of 120 feet for residential structures shall be required along the ADOT frontage road right-of-way, as approved by the Planning and Development Department.
8. Perimeter walls shall incorporate stone veneer, stonework, varying types of CMU block, or faux stone, as approved by the 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. Right-of-way totaling 70 feet shall be dedicated for the south half of Dixileta Drive. Frontage of the site plan extending west of the access roadway may be reserved as a right-of-way easement in lieu of dedication, at the discretion and approval of the Street Transportation Department. Construction of Dixileta Drive is required with the initial phase of development, as approved by the Planning and Development Department.
11. Right-of-way totaling 208 feet shall be dedicated for the west half of Interstate 17 (178 feet existing and 30 feet new) for the frontage road, as approved by the Planning and Development Department.
12. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.
13. 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.
14. 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.
15. 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.
16. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.
17. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.