



Village Planning Committee Meeting Summary

PHO-1-25--Z-62-23-2

Date of VPC Meeting	March 18, 2025
Date of Planning Hearing	March 19, 2025
Officer Hearing Request	<ol style="list-style-type: none">1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped September 13, 2023.2) Modification of Stipulation 7 regarding shade along pedestrian walkways and sidewalks.3) Deletion of Stipulation 8 regarding the uncovered surface parking lot.4) Deletion of Stipulation 9 regarding bicycle infrastructure.5) Modification of Stipulation 10 regarding EV Ready garages.
Location	Northeast corner of 14th Street and Wahalla Lane
VPC Recommendation	Approval
VPC Vote	8-0

VPC DISCUSSION:

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

Staff Presentation

Mr. Kuhfuss, staff, presented an image orienting the Committee to the site. Mr. Kuhfuss stated that the original stipulations of approval anticipated a townhouse type development, and that the applicant is now shifting to single-family detached execution. Mr. Kuhfuss explained that zoning cases are approved with a set of stipulations and that on occasion those stipulations do not work and that a mechanism exists where the Planning Hearing Officer may modify those situations, which may involve Village Planning Committee input. Mr. Kuhfuss explained briefly the nature of the requested modifications.

Applicant Presentation

William Allison, representative with Withey Morris Baugh, PLC, representing HOH Land, LLC, oriented the Committee to the location of the site and the existing land uses of the surrounding area. Mr. Allison stated that the site was rezoned to R-2 two years prior. Mr. Allison displayed an image of a site plan depicting 30 two-story townhomes, explaining that many of the stipulations of approval were specific to single-family attached development. Mr. Allison stated that the original site plan showed a centrally located common space with two points of access from Wahalla Lane and no access to 14th Street. Mr. Allison explained that the developer wishes to redesign the project to accommodate 20 two-story single-family detached homes on 20 lots, with one access to 14th Street and one access to Wahalla Lane. Mr. Allison stated that the open space has been relocated from the interior of the site to the north side of the site. Mr. Allison stated that the project has been through site plan review and is ready for preliminary site plan approval pending the outcome of the case. Mr. Allison stated that the site meets the development standards of the zoning district and that 40-foot-wide lots have been approved based on the elevations associated with the development. Mr. Allison stated that the revised site plan does not include a surface parking lot and that the stipulations related to bicycle parking were typical for a townhome project but not typical of single-family detached housing. Mr. Allison stated that each of the garages would be EV Ready. Mr. Allison stated the sidewalks will be well shaded at 65% as it would be difficult to achieve 75% shade. Mr. Allison stated they were looking to stipulate to a revised site plan that has yet to be approved. Mr. Allison stated there would be no change to the height of the buildings or landscape material sizes, and no changes regarding Stipulations Nos. 4 through 6 were proposed. Mr. Allison stated they were seeking to delete Stipulation No. 8 relating to parking lot shading, reiterating there was no parking lot proposed. Mr. Allison reiterated that Stipulation No. 9 regarding bicycle infrastructure was sourced from the Walkable Urban Code and was not applicable to a standard subdivision. Mr. Allison reiterated that each garage would be EV Ready.

Questions From The Committee

Committee Member Keith Greenberg asked who would be responsible for maintaining the trees in the future. **Mr. Allison** stated that the Homeowners' Association would be responsible for maintaining all of the common areas. Committee Member Greenberg asked for confirmation if the site would now take access from 14th Street. Mr. Allison stated that was correct. Committee Member Greenberg asked if the residents along 14th Street had been notified of that change. Mr. Allison stated there were currently no residents on 14th Street but there were residents on Wahalla Lane. Mr. Allison stated that the same people that were notified of the original zoning case were also notified of the subject request, and that no response was received with regard to the subject request.

Vice Chair Braden Lopez-Biggs asked if the property would have its own homeowners' association. **Mr. Allison** stated that was the case. Vice Chair Lopez-Biggs asked what the reason was behind the change from townhomes to single-family detached. Mr. Allison stated that his client builds exclusively single-family detached homes and reiterated that the neighborhood was detached single-family. Vice Chair

Lopez-Biggs asked if it was the same entity that originally zoned the property that is seeking the revisions. Mr. Allison stated that his client is purchasing the property from the entity that originally zoned the site.

Committee Member Paul Clark asked the name of the builder. **Mr. Allison** stated that it was Chris Brown with Arcadia Communities.

Committee Member Susan Herber asked why the applicant was seeking to omit bicycle parking. **Mr. Allison** stated that bicycle parking and related infrastructure, as stipulated, is typically associated with an attached product or apartment building and not detached single-family development since each homeowner would have the ability to park their bicycles in their own garage. Mr. Allison presented a set of color elevations depicting traditional two-story detached single-family houses, each with its own garage. Mr. Allison stated that bicycle infrastructure would be atypical in this circumstance. Mr. Allison stated that with respect to the garages being EV Ready, each garage will have a dedicated 240-volt outlet or junction box that can be equipped with a charging station should the homeowner desire. Mr. Allison stated that the currently approved scenario anticipated ten EV Ready parking spaces and 20 EV Capable spaces.

Committee Member Ricardo Romero asked if the lots would be about 6,000 square feet each with 2,400 to 2,800 square-foot homes. **Mr. Allison** stated the lots would be 6,000 square feet with 2,000 square-foot homes. Committee Member Romero asked what the sales price would be. Mr. Allison stated that it was too early to tell due to market factors and tariffs.

Chair Gregory Freeman asked if the property was being purchased under a contingency. **Mr. Allison** stated that it was being purchased under a contingency but had not closed. **Vice Chair Lopez-Biggs** asked if the developer intended to build. Mr. Allison stated his client was not intending to speculate and that they intended to build, contingent on what happens in the market.

Public Comments

None.

Committee Discussion

Chair Freeman stated that he appreciated the fact that the applicant is honoring the spirit of the previous situations.

Motion:

Committee Member Susan Herber motioned to recommend approval of PHO-1-25--Z-62-23-2. **Committee Member Keith Greenberg** seconded the motion.

Vote:

8-0, motion to recommend approval of PHO-1-25--Z-63-23-2 passes with Committee Members Clark, Greenburg, Herber, Hoffman, Hoover, Romero, Lopez-Biggs and Freeman in favor and none opposed.

VPC Recommended Stipulations:

1. The development shall be in general conformance with the site plan date stamped JANUARY 30, 2025 ~~September 13, 2023~~, as modified by the following stipulations and approved by the Planning and Development Department.
2. Maximum building height shall be 30 feet.
3. All required landscape setbacks shall be planted with minimum 2-inch caliper large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. Landscape areas and retention areas shall be planted with minimum 2-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. The vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - b. The entry driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surface, as approved by the Planning and Development Department.
7. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping and maturity, or a combination of the two to produce a minimum ~~7~~65% shade, as approved by the Planning and Development Department.
- ~~8. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by the Planning and Development Department.~~
- ~~9. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.~~

- a. ~~Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the amenity area and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.~~
 - b. ~~Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces, located near building entrances and within amenity areas.~~
 - c. ~~All bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.~~
 - d. ~~A bicycle repair station ("fix-it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The Bicycle repair station ("fix-it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.~~
 - e. ~~A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.~~
10. Each garage in the development shall be EV Ready. ~~A minimum of 10% of the required parking spaces shall be EV Ready and a minimum of 20% shall be EV Capable.~~
11. The property owner shall record documents that disclose to prospective purchasers of property within the developments the existence of noise from the SR 101 Freeway. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
12. Prior to final site plan approval, the developer shall provide a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels, as approved by the Planning and Development Department.
13. A noise wall shall be provided along or near the north property line, as approved by the Arizona Department of Transportation and the Planning and Development Department.

14. A Red Border Letter shall be submitted to ADOT for this development prior to preliminary site plan approval.
15. Complete dedications and construct knuckle design along at the terminus of 14th Street, as approved by the Street Transportation Department.
16. 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.
17. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. 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.
18. 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.
19. 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.
20. 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.
21. 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.

Staff comments regarding VPC Recommendation:

None.