



## Village Planning Committee Meeting Summary

### PHO-2-24--Z-8-22-1

<b>Date of VPC Meeting</b>	October 8, 2024
<b>Date of Planning Hearing Officer Hearing</b>	October 16, 2024
<b>Request</b>	<ol style="list-style-type: none"> <li>1) Modification of Stipulation Nos. 1, 2, 11, 12.b., 12.c., 13, 14, 15, 16, 24, 25, 38, 42, 43, and 44</li> <li>2) Deletion of Stipulation Nos. 27, 27.a., 27.b., 28, 28.a., 28.b., 37, 39, 40, 41, 45, 46, 47, 48, and 49.</li> </ol>
<b>Location</b>	Northeast corner of Circle Mountain Road and I-17 frontage road
<b>VPC Recommendation</b>	Approval, with a modification
<b>VPC Vote</b>	3-0

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

*Two members of the public registered to speak on this item with concerns.*

#### **Staff Presentation:**

**Adrian Zambrano**, staff, provided an overview of Planning Hearing Officer Case No. PHO-2-24--Z-8-22-1, including the location of the original zoning boundary, the boundary of the request, the entitled zoning, and a summary of the request. Mr. Zambrano provided background on the original rezoning case, Z-8-22-1, the original proposal, and recent applications within the zoning boundary, including Rezoning Case No. Z-124-23-1 and Planning Hearing Officer Case No. PHO-1-23--Z-8-22-1. Mr. Zambrano shared the new proposal and displayed the site plan and elevations. Mr. Zambrano then shared the originally approved stipulations and the requested modifications.

#### **Applicant Presentation:**

**Adam Baugh**, representative with Withey Morris Baugh, PLC, introduced himself and provided an overview of the site history. Mr. Baugh stated that the plan had always included apartments, single-family homes, and some cottage-style bungalow homes. Mr. Baugh clarified that the density was reduced for the second phase, located directly north of this phase, through Planning Hearing Officer Case No. PHO-1-23--Z-8-22-1 and are proposed single-family homes. Mr. Baugh added that all the stipulations would still apply for the other phases. Mr. Baugh then displayed and discussed the proposed

site plan, noting that it is a gated community, and that vehicular access would be from the I-17 frontage road with an exit only onto Circle Mountain Road.

**Questions from the Committee:**

**Dino Cotton** asked why the stipulations could not be kept the same for all phases to avoid having to come back for each phase. Mr. Dino expressed concern with removing reference to certain improvements. **Mr. Baugh** responded that the stipulations would still apply to the other phases. Mr. Baugh added that the request is being consistent with what was done for Z-124-23-1 and PHO-1-23--Z-8-22-1.

**Vice Chair Scott Lawrence** asked if the stipulation referring to the west building setback is consistent with the modified stipulation for Z-124-23-1. **Mr. Baugh** responded affirmatively, noting that the original 100-foot west building setback was always measured from the west property line prior to any right-of-way dedications, so the buildings would still be located in the same place.

**Mr. Cotton** stated that Stipulation No. 40 regarding repair to any roadway damage of Jenny Lin Road was requested to be deleted and asked if there is a stipulation that references repair to any roadway damage of Circle Mountain Road. **Mr. Baugh** responded that Circle Mountain Road will be widened, and the developer is stipulated to widen the north half of Circle Mountain Road along their frontage. **Mr. Cotton** asked for clarification if the entire road would be repaved. **Mr. Baugh** responded that they may not have to repave the south side of the road, but it may depend on what the City's requirements are. **Mr. Cotton** stated that there was a stipulation referencing repair of Jenny Lin Road and asked for clarification if there is a similar stipulation for Circle Mountain Road. **Mr. Baugh** did not recall if there was a stipulation referencing repair to Circle Mountain Road and asked Mr. Zambrano to display the stipulations.

**Vice Chair Lawrence** asked for clarification that the developer will be dedicating 25 feet of right-of-way and constructing improvements including sidewalk, curb, gutter, and pavement. **Mr. Baugh** responded affirmatively and added that landscaping would also be installed between the back of curb and detached sidewalk.

**Public Comments:**

**Harmony Brown** introduced herself as a neighbor with concerns. Ms. Brown stated that after talking with Mr. Baugh some of her concerns have been addressed. Ms. Brown stated that her biggest concern is that the street infrastructure should be installed before the development is built. Ms. Brown expressed concerns with traffic on the frontage road. Ms. Brown stated that an on- and off-ramp should be constructed on both sides of the freeway north of the Circle Mountain Ranch subdivision, which would help with the traffic. Ms. Brown expressed concerns with the noise wall and the potential for noise to bounce off of it to her home and her neighbors' homes in the Arroyo Norte neighborhood. Ms. Brown expressed concerns with wells and wanted to ensure the developer would only use City of Phoenix water. Ms. Brown added that the frontage road needs to be widened beyond the frontage of this development in order to address the traffic issues.

**Eileen Baden** introduced herself as a representative of Friends of Daisy Mountain Trails with concerns. Ms. Baden stated that Friends of Daisy Mountain Trails works to protect public access to Daisy Mountain, which is east of the project site. Ms. Baden stated that Daisy Mountain is a 5,000-acre mountain and there is no dedicated public access since it is all Arizona State Land. Ms. Baden appreciated the developer incorporating trails into the project. Ms. Baden stated that Friends of Daisy Mountain Trails would like to become registered as a neighborhood organization with the City of Phoenix so they can be notified of changes. Ms. Baden asked if each phase would be gated. Ms. Baden asked what the south perimeter noise wall is. Ms. Baden expressed concerns with the noise wall along the I-17 freeway, noting that the I-17 freeway along that segment is designated as a scenic corridor, and to take into consideration that the noise wall would block views of Daisy Mountain. Ms. Baden expressed concerns with wildfires and wanted to ensure the frontage road would be widened for good access for firefighters. Ms. Baden stated that there are multi-use trails that were constructed in Paradise, California that could withstand the weight of emergency vehicles, due to all the wildfires and evacuation traffic they have experienced there and stated that this could be a consideration for the multi-use trail. Ms. Baden asked why the west building setback changed from 100 feet to 58 feet. Ms. Baden stated that there are many kids in the Anthem area which would benefit from multi-use trails. Ms. Baden stated that the middle trail would have an added benefit if it were moved to the east side of the development, since it would have a scenic view to natural desert.

**Applicant Response:**

**Mr. Baugh** stated that the developer will be required to widen the frontage road prior to issuance of a certificate of occupancy. Mr. Baugh added that the noise wall was a City requirement and would protect the residents of the proposed subdivision from freeway noise. Mr. Baugh clarified that the noise would not bounce off the wall with the way noise travels. Mr. Baugh stated that the development will be using City water which is very expensive to expand. Mr. Baugh added that they cannot control where the Arizona Department of Transportation (ADOT) constructs a freeway overpass, but they would be supportive of one. Mr. Baugh stated that the stipulation regarding repair to Jenny Lin Road did not come from the City but rather it came from the neighbors due to concerns with the construction vehicles tearing up the road, which is not a City improved road. Mr. Baugh added that there was not a stipulation regarding repair to Circle Mountain Road because it is somewhat of an improved road, but he would be fine if the Committee wanted to add the stipulation back in with the modification to reference Circle Mountain Road instead of Jenny Lin Road. Mr. Baugh stated that the developer would still have the obligation to construct the north half of Circle Mountain Road. Mr. Baugh stated that each phase would be gated. Mr. Baugh stated that there will be a multi-use trail constructed along the frontage road adjacent to the development and through the center of the development. Mr. Baugh added that there is an existing trail off of the property, to the east, on Arizona State Land, which each phase of the development will have a connection point to. Mr. Baugh stated that there would still be rear yard walls even if there was no noise wall and that the City requested the wall to be slightly taller than a typical six-foot-tall rear yard wall and to be a sound-attenuated wall. Mr. Baugh added that the walls along Circle Mountain Road would be a normal rear yard wall. Mr. Baugh

concluded that the density is being reduced and the request is to be consistent with the previous Planning Hearing Officer case that was approved, PHO-1-23--Z-8-22-1.

**Discussion:**

**Vice Chair Lawrence** stated that the Maricopa County Department of Transportation (MCDOT) came to present to the Committee in August. Vice Chair Lawrence stated that they brought up the concern of the frontage road to MCDOT and they showed a future plan to them which did show a widening of the frontage road with two north lanes and one south lane. Vice Chair Lawrence stated that there should not be any issues with the wells because the developer is required to bring City water lines under the freeway in three different locations. Vice Chair Lawrence added that the Committee would support a freeway overpass and it has been discussed a couple of times, but they do not know what would come of it since it is a huge expense. Vice Chair Lawrence added that residential traffic count is never usually a big deal, and it is really schools that cause traffic blockages at certain times of the day.

**Will Holton** asked if the north-south pedestrian connection between each phase would be open for the public to walk through. **Mr. Baugh** responded affirmatively, noting that it was a commitment they had made as part of the development, and the community would be gated for vehicular access, but the pedestrian walkways would have openings.

**Vice Chair Lawrence** asked if Jenny Lin Road is a private road. **Mr. Baugh** responded affirmatively. **Vice Chair Lawrence** clarified that the neighbors wanted the stipulation originally so if construction vehicles were driven over Jenny Lin Road, the road would be put back into the condition it is at today. **Mr. Baugh** stated that they originally agreed for their construction traffic to come through the middle of the property as much as possible to reduce traffic and to reduce damage to Jenny Lin Road.

**MOTION – PHO-2-24--Z-8-22-1:**

**Mr. Cotton** motioned to recommend approval of PHO-2-24--Z-8-22-1, with a modification. **Mr. Holton** seconded the motion.

**VOTE – PHO-2-24--Z-8-22-1:**

**3-0**; the motion to recommend approval of PHO-2-24--Z-8-22-1 with a modification passes with Committee members Cotton, Holton, and Lawrence in favor.

**VPC APPROVED STIPULATIONS:**

*Overall Site*

1. ~~Each phase of the~~ The development shall utilize the Planned Residential Development (PRD) option.
2. A minimum building setback of ~~400~~ 58 feet shall be provided along the west property line, ~~except for the northern most 1,077 feet, which shall have a minimum building setback of 55 feet,~~ as approved by the Planning and Development Department.

3. A minimum landscaped setback of 30 feet shall be provided along the west property line, as approved by the Planning and Development Department.
4. All perimeter setbacks adjacent to public streets shall be planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 50% 2-inch caliper and 50% 3-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings with a staggered row of trees for every 20 feet of setback.
  - b. Drought tolerant shrubs and vegetative groundcovers to achieve a minimum of 75% live vegetative ground coverage at maturity.
5. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
6. All pedestrian pathways and trails, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, calculated at summer solstice at noon as shown on a shading study, as approved by the Planning and Development Department.
7. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. The primary entry/exit drives into the residential developments shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
9. The primary entry/exit drives into the residential developments shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas and shall incorporate a minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
10. Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks and trails, as approved by the Planning and Development Department.
11. ~~Each phase of the~~ The development shall provide bicycle infrastructure as described below, as approved by the Planning and Development Department.

- a. Secured bicycle parking shall be provided for units without garages at a rate of 0.25 spaces per multifamily residential dwelling unit, up to a maximum of 50 spaces.
  - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per multifamily residential and single-family residential dwelling unit, up to a maximum of 50 spaces. Guest bicycle parking for single-family residential shall be located in open space and amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas 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.
  - c. 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.
12. A Water Master Plan, Wastewater Master Plan, and Trails and Pedestrian Circulation Master Plan for the overall development, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be provided and updated with each phase of development to include the following elements, as approved by the Planning and Development Department.
- a. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west side of the site adjacent to the I-17 frontage road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development department.
  - b. A north-south pedestrian connection shall be provided ~~to connect all phases of the development, including the area between Project II and Project III.~~ THROUGH THE CENTER OF THE DEVELOPMENT TO FACILITATE THE EVENTUAL CONNECTION FROM CIRCLE MOUNTAIN ROAD TO JENNY LIN ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  - c. ~~Four~~ ONE pedestrian connections shall be provided from the site leading to the adjacent trails directly east or west of the site.
  - d. Pedestrian access shall be provided to future development to the east for each phase of development.

13. ~~The~~ PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL INCLUDE WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW CERTIFICATION BY AN ACOUSTICAL CONSULTANT DEMONSTRATING THE AVERAGE indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department. ~~A sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control shall be included with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.~~
14. Noise mitigation walls shall be provided along the west perimeter of the site. The wall height shall be A MINIMUM OF 8 FEET OR AS determined through a noise analysis prepared by ~~a registered professional engineer~~ AN ACOUSTICAL CONSULTANT. The wall shall be constructed of minimum 8-inch-thick concrete masonry units (CMU) or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation or for drainage. Noise walls shall be constructed to wrap around corner lots and areas near intersections. Wrap around walls, upon turning a corner, shall continue for at least 120 feet (approximately two lot widths), as approved by the Planning and Development Department.
15. Perimeter walls, noise walls, and other walls ADJACENT TO PERIMETER STREETS shall vary by a minimum of four feet every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department.
16. Perimeter walls, including the noise wall, ALONG THE WEST AND SOUTH PERIMETER, shall incorporate stone veneer, stonework, or integral color CMU block, as approved by the Planning and Development Department.
17. Interior walls and privacy fencing, excluding walls located between lots, shall use materials and colors that blend with the natural desert environment, as approved by the Planning and Development Department.
18. A minimum of 15% of each phase shall be retained as open space, including washes and hillside areas, as approved by the Planning and Development Department.
19. Each phase of the development shall contain a minimum of four shaded active recreation amenities, such as a tot lot, picnic areas, seating features, garden amenities, or similar amenities, as approved by the Planning and Development Department.

20. A combination of view walls/fencing and partial view walls/fencing shall be incorporated along property lines adjacent to dedicated public or private open space areas, natural and/or improved drainageways or recreational areas, as approved by the Planning and Development Department.
21. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means, as approved by the Planning and Development Department.
22. A minimum of 2% of the required parking spaces, including garages, shall include Electric Vehicle (EV) Installed infrastructure and 5% of the required parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.
23. Minimum 5-foot-wide detached sidewalks and minimum 5-foot-wide landscape strips located between the back of curb and sidewalk within the development shall be constructed 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 shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live vegetative ground coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

24. Minimum 5-foot-wide detached sidewalks, or wider to meet Maricopa County Department of Transportation (MCDOT) minimum standards, and minimum 5-foot-wide landscape strips located between the back of curb and sidewalk, or wider to meet MCDOT minimum standards shall be constructed along ~~the south side of Jenny Lin Road~~, the east side of the I-17 frontage road, and the north side of Circle Mountain Road, planted to the following standards. The developer shall record a landscaping maintenance agreement with the Maricopa County Department of Transportation (MCDOT) requiring the landowner and/or property management to maintain the installed landscaping within MCDOT right-of-way to the following planting standards, as approved by MCDOT and 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 shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live vegetative ground coverage at maturity.



Where utility conflicts arise, the developer shall work with the MCDOT and the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

25. All right-of-way dedications and street improvements for Circle Mountain Road, AND the I-17 frontage road, ~~and Jenny Lin Road~~ shall comply with Maricopa County Department of Transportation (MCDOT) requirements, as approved by MCDOT. Where possible the County Rural Residential Cross Section shall be utilized for Jenny Lin Road.
26. A minimum 65-feet of right-of-way shall be dedicated, and the east half of the I-17 frontage road shall be constructed per the Maricopa County Department of Transportation (MCDOT) Rural Minor Arterial cross section, as required and approved by MCDOT.
27. ~~A minimum of 30 feet of right-of-way shall be dedicated and constructed for the north side of the minor collector street along the southern boundary of Project III. The improvements shall be consistent with Minor Collector Cross Section F and include a minimum 5-foot wide detached sidewalk separated by a minimum 8-foot wide landscape strip located between the back of curb and sidewalk, 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 shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live vegetative ground coverage at maturity.~~

~~Where utility conflicts arise, the developer shall work with the MCDOT and the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.~~

28. ~~A minimum of 60 feet of right-of-way shall be dedicated and constructed for the full width of the minor collector street along the northern boundary of Project II. The improvements shall be consistent with Minor Collector Cross Section F and include minimum 5-foot wide detached sidewalks separated by minimum 5-foot wide landscape strips located between the back of curb and sidewalk, 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 shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live vegetative ground coverage at maturity.~~

~~Where utility conflicts arise, the developer shall work with the MCDOT and the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.~~

27. Enhanced pedestrian connections shall be designed and constructed at all public  
29. street crossing locations to interconnect the pedestrian trails throughout the entirety of the site, as approved by the Street Transportation Department and the Planning and Development Department.
28. The developer shall construct all streets within and adjacent to the development  
30. with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department and MCDOT (where applicable). All improvements shall comply with all ADA accessibility standards.
29. A Red Border Letter shall be submitted to the Arizona Department of  
31. Transportation (ADOT) for this development.
30. The developer shall record documents that disclose to prospective purchasers and  
32. renters of property within the development the existence of noise from the I-17 Freeway. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
31. If determined necessary by the Phoenix Archeology Office, the applicant shall  
33. conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
32. If Phase I data testing is required, and if, upon review of the results from Phase I  
34. data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
33. In the event archeological materials are encountered during construction, the  
35. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
34. Prior to preliminary site plan approval, the landowner shall execute a Proposition  
36. 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.
37. ~~Prior to the construction of any residences, all existing wells within the development shall be capped and abandoned, as required by the Arizona Department of Water Resources (ADWR).~~

- ~~35.~~ ~~The development shall petition the Street Transportation Department to eliminate~~  
~~38.~~ ~~the requirement for street light infrastructure for the development where possible in~~  
~~an effort to protect dark skies. ALL STREET, SITE, AND BUILDING LIGHTING~~  
~~SHALL BE DARK SKY COMPLIANT, AS APPROVED BY THE PLANNING AND~~  
~~DEVELOPMENT DEPARTMENT AND THE STREET TRANSPORTATION~~  
~~DEPARTMENT.~~
- ~~39.~~ ~~Primary construction access shall be from Circle Mountain Road, or the frontage~~  
~~road, and ancillary construction activity and access may occur on Jenny Lin Road~~  
~~during parts of Project III, as approved by the City of Phoenix Planning and~~  
~~Development Department.~~
- 36. The developer shall promptly repair any roadway damage that may occur on**  
**40. Jenny Lin Road CIRCLE MOUNTAIN ROAD during construction.**
- ~~41.~~ ~~The developer shall include disclosure language in future leases requiring all~~  
~~residents of Project III to acknowledge that a portion of Jenny Lin Road is private~~  
~~property, and no trespass is permitted.~~

*Phase 1 (R-3 Zoned Area)*

- ~~37.~~ ~~The development shall be in general conformance with the site plan date stamped~~  
~~36.~~ ~~May 4, 2023 AUGUST 30, 2024, as modified by these stipulations and as~~  
~~42.~~ ~~approved by the Planning and Development Department.~~
- ~~38.~~ ~~The development shall be in general conformance with the elevations date~~  
~~37.~~ ~~stamped August 29, 2022 AUGUST 30, 2024, with specific regard to the following~~  
~~43.~~ ~~elements, as modified by these stipulations and as approved by the Planning and~~  
~~Development Department.~~
- a. Spanish Colonial architectural style
  - b. Windows and glass doors with muntins and mullions
  - c. Decorative lighting fixtures at building entrances/exits and by garage doors
  - d. Covered front porches
  - e. Window and door treatment
  - f. Decorative doors
  - g. Architectural embellishments including, but not limited to, corbels and terracotta gable vent tubes

- ~~39.~~ ~~Phase 1 of t~~The development shall be limited to a maximum of ~~288~~ 151 dwelling  
~~38.~~ units.

44.

*Phase 2 (R-2 Zoned Area)*

45. ~~The development shall be in general conformance with the site plan date stamped April 13, 2023, as modified by these stipulations and as approved by the Planning and Development Department.~~

46. ~~The development shall be in general conformance with the elevations date stamped August 29, 2022, with specific regard to the following elements, as modified by these stipulations and as approved by the Planning and Development Department.~~

- a. ~~Variety of architectural styles~~
- b. ~~Windows and glass doors with muntins and mullions~~
- c. ~~Decorative lighting fixtures at building entrances/exits and by garage doors~~
- d. ~~Covered front porches and covered rear patios~~
- e. ~~Garage, window and door treatment~~
- f. ~~Decorative doors~~
- g. ~~Architectural embellishments including, but not limited to, corbels, terracotta gable vent tubes, and window shutters~~
- h. ~~Gable end treatment with varied materials and colors~~
- i. ~~Breaking of massing and with varied materials and colors~~

47. ~~Phase 2 of the development shall be limited to a maximum of 172 lots.~~

*Phase 3 (R-3A Zoned Area)*

48. ~~Conceptual site plans and elevations for Phase 3 shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.~~

- a. ~~All building facades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies.~~

- b. ~~Building and wall colors shall be muted and blend with, rather than contrast, with the surrounding desert environment. Accent colors may be appropriate but used judiciously and with restraint.~~
  - e. ~~An architectural theme shall convey a sense of continuity through all phases.~~
49. ~~A minimum of 10% of surface parking lot areas, exclusive of perimeter landscape setbacks, shall be landscaped. The surface parking lot areas shall be landscaped with minimum 2-inch caliper large canopy drought-tolerant shade trees and shall be dispersed throughout the parking area to achieve a minimum 25% shade at maturity, as approved by the Planning and Development Department.~~

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.