

Attachment E

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 12	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-90-18-1
Location:	Northwest corner of 43rd Avenue and Circle Mountain Road
From:	S-1
To:	R1-6 and S-1
Acreage:	55.42
Proposal:	Single-family residential
Applicant:	Linda Cheney, El Dorado Holdings
Owner:	Desert Hills 160, LLC
Representative:	Rob Gubser, Hilgart Wilson, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Rio Vista 4/9/2019 Information Only.

Rio Vista 5/14/2019 Denial. Vote: 5-1.

Planning Commission Recommendation: Approval, per the staff recommendation with additional stipulations.

Motion Discussion: N/A

Motion details: Commissioner Glenn made a MOTION to approve Z-90-18-1, per the staff recommendation, with an additional stipulation as read into the record, and additional stipulations that they not exceed 170 lots; the minimum lot width is 50 feet; and that any lift station be located a minimum of 160 feet from the south property line, as approved by the Planning and Development Department.

Maker: Glenn

Second: Gorraiz

Vote: 6-0

Absent: Mangum (Conflict: Shank and Wininger)

Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre, which is on the majority of the rezoning site.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will include a system of on-site pathways that will serve to connect common open space area with a large trail system to provide increased connectivity in the area.

Stipulations:

1. The development shall be in general conformance with the site plan, conceptual landscape plan (including a plant list), conceptual master wall plan, conceptual entry plan date stamped April 15, 2019 and the conceptual trail plan date stamped April 22, 2019, as modified by the following stipulations and as approved by the Planning and Development Department.
2. Lots adjacent to the southern property line (lots 4 through 17 shown on the site plan date stamped April 15, 2019) shall be limited to one story and twenty feet in height, as approved by the Planning and Development Department.
3. All homes shall incorporate the following elements, as approved by the Planning and Development Department:
 - a. Every 20 linear feet on each story there shall be an architectural embellishment, structural relief, window or similar element, as approved by the Planning and Development Department.
 - b. All windows shall either be recessed a minimum of 2 inches or have a decorative pop-out at a minimum of 2 inches on all four sides of the home, as approved by the Planning and Development Department.
 - c. Covered porches a minimum of 60 square feet in area shall be provided in the front yard of 50% of the homes that are offered in the subdivision. No porch shall terminate within the plane of a door or window.
4. There shall be landscape lighting, with a maximum height of 4 feet, provided within the multi-use DG trail and the 6-foot DG trail, placed a minimum of 20 feet on center, as approved by the Planning and Development Department.
5. There shall be a minimum of 10 percent of common area provided, including washes and hillside areas, exclusive of required landscape setbacks, as approved by the Planning and Development Department.
6. Common area open space between lots shall be a minimum of 25 feet in width, as approved by the Planning and Development Department.
7. All detached sidewalks, in locations depicted on the Conceptual Trail Plan date stamped April 22, 2019, shall provide a 5-foot minimum landscape strip located between the sidewalk and back of curb. The landscape strip shall include a minimum 2-inch caliper shade trees planted 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.
8. A minimum 10-foot public multi-use trail shall be constructed within a 20-foot easement in accordance with MAG supplemental detail 429 along the western portion of the site on the bank of the New River Wash, adjacent to the lots, or comparable, as approved by the Parks and Recreation Department.
9. 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.
10. Drainage channels and the New River Wash shall be designed to look natural in the

desert setting through color, texture, landscaping or other means and shall be revegetated, as approved by the Planning and Development Department.

11. All right-of-way easements and existing street improvements shall be dedicated as right-of-way, as approved by the Planning and Development Department.
12. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
13. The developer shall provide for dry crossings within the internal street network such that all parcels are accessible during a 100-year storm event consistent with the Storm Water Policies and Standards. Secondary routes may be designed to a lesser standard, as approved by the Planning and Development Department.
14. 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.
15. 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.
16. 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.
17. 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.
18. THE DEVELOPMENT SHALL NOT EXCEED 170 LOTS.
19. THE MINIMUM LOT WIDTH SHALL BE 50 FEET.
20. ANY LIFT STATION SHALL BE LOCATED A MINIMUM OF 160 FEET FROM THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.