



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Addendum A
Staff Report Z-27-19-8
August 26, 2019

Laveen [Village Planning Committee](#) September 9, 2019
Meeting Date:

[Planning Commission](#) Hearing Date: October 3, 2019

Request From: [S-1](#) (Ranch or Farm Residence District);
Approved [RE-35](#) PCD (Single-Family
Residence District, Planned Community
District) (15.24 acres), Approved [R1-10](#)
PCD (Single-Family Residence District,
Planned Community District) (65.03
acres), Approved [R1-8](#) PCD (Single-
Family Residence District, Planned
Community District) (67.89 acres),
Approved [R-3](#) PCD (Multifamily
Residence District, Planned Community
District) (15.66 acres).

Request To: [R1-8](#) (Single-Family Residence District)
(163.82 acres)

Proposed Use: Single-family residential subdivision

Location: Southwest corner of 55th Avenue and
Dobbins Road

Owner: ORMES, LLC & Miller 160, LLC

Applicant: Mari Flynn, Ashton Woods Arizona

Representative: Andy Baron, AndersonBaron

Staff Recommendation: Approval, Subject to Stipulations

The Laveen Village Planning Committee heard the request on July 8, 2019 and voted 7-0 to approve the request per the staff recommendation with modifications and additions.

On August 1, 2019 the applicant then requested the Planning Commission remand the case back to the Village Planning Committee to request a clarification regarding an open space stipulation; specifically, to modify Stipulation No. 5 to decrease the percentage of open space required from 18 percent to 15 percent. The Planning

Commission voted 8-0 to remand the case back to the Village Planning Committee for further consideration.

The stipulations included in the staff report included the increased landscape setbacks; however, the applicant did not submit a revised site plan that included a revised open space calculation that excluded the new landscape setbacks as required by the Phoenix Zoning Ordinance. The site plan presented included an 18 percent open space calculation but did not include both the code required perimeter landscape setbacks in addition to the staff recommended landscape setbacks.

On August 16, 2019 the applicant provided an updated site plan which reflects the recommended stipulations from the July 8, 2019 Laveen Village Planning Committee meeting with the exception of the 18 percent open space. Changes include the removal of all 45 foot-wide-lots, the reduction in the number of units proposed from 628 to 610, minor changes to the Parks Master Plan, and a revised open space calculation.

To reflect the updated site plans, staff is recommending two changes to the stipulations as recommended by the Laveen Village Planning Committee. These changes are depicted in **red** capital letters.

- a) Stipulation No. 1: the total number of units permitted on the site. The updated plans depict 610 dwelling units rather than 628 and the stipulation is revised to reduce the total number of units permitted.
- b) Stipulation No. 6: the amenity programming of open space areas. The updated plan depicts minor changes to the Parks Master Plan in regard to the size of open space areas.

Staff is supportive of the changes proposed by the applicant subject to the following stipulations:

Revised Stipulations

1. The development shall not exceed ~~628~~ **610** dwelling units.
2. North of Olney Avenue, the development shall be limited as follows and as approved by the Planning and Development Department:
 - a. Within 200 feet of the east property line, building height shall be limited to one story and 20 feet.
 - b. Within 200 feet of the east property line, the minimum perimeter building setback shall be 70 feet.
3. There shall be no lots less than 55 feet wide north of Olney Avenue AND NO LOTS LESS THAN 50 FEET WIDE SOUTH OF OLNEY.

4. There shall be neighborhood entry features provided at the southeast and southwest corner of 57th Avenue and Dobbins Road and the southeast corner of 59th Avenue and Olney Avenue. Features shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.
5. A minimum of ~~15 percent~~ 18 PERCENT of the gross project shall be retained as open space, exclusive of landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of 5 evenly dispersed amenity areas situated in the common open space areas with the programming of amenity features being in general conformance with the Estrella Crossing Parks Master Plan date stamped ~~May 10, 2019~~ **AUGUST 16, 2019**, as approved by the Planning and Development Department.
7. The developer shall provide a system of linear open spaces through the interior of the site of no less than 30 feet in width. The linear open spaces shall contain pedestrian thoroughfares of no less than 5 feet in width constructed of a concrete surface. The following shall be provided at a minimum and be aligned to connect amenity areas, provide pedestrian access to off-site amenities such as bus stops, schools, commercial, and recreational nodes, as approved by the Planning and Development Department:
 - a. A north-south connection aligned at the south with the pedestrian access in the Legacy at Hudson Development (Z-49-17) and extending to Dobbins Road on the north.
 - b. A north-south connection through the portion of the site located south of Olney Avenue, west of the 57th Avenue Alignment, and east of 59th Avenue.
 - c. An east-west connection from 59th Avenue to 55th Avenue south of Olney Avenue.
8. Pedestrian thoroughfares shall reflect a common landscaping theme and include a minimum of 2-inch caliper shade trees placed 30 feet on center, exclusive of driveway/roadway crossings, or in equivalent groupings on both sides of the pedestrian thoroughfares, as approved by the Planning and Development Department.
9. All sidewalks along 55th Avenue, 57th Avenue, 59th Avenue, and Olney Avenue shall be detached, landscaped, and developed in conformance with

the approved cross sections from the Street Classification Map, and as approved by the Planning and Development Department.

10. All other sidewalks shall be detached with a minimum ~~5-foot-wide~~ 3.5-FOOT-WIDE landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along ~~both sides of~~ THE RESIDENTIAL SIDE OF THE SIDEWALK, as approved by the Planning and Development Department.
11. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Olney Avenue. The developer shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
12. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the west side of 55th Avenue. The developer shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
13. The developer shall dedicate a 20-foot-wide shared-use pathway easement (SUPE) along the east side of 59th Avenue. The developer shall construct a 10-foot-wide shared-use pathway (SUP) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement.
14. A minimum landscape setback of 30 feet shall be provided along 55th Avenue north of Olney Avenue and a minimum landscape setback of 30 feet shall be provided south of Olney Avenue, as approved by the Planning and Development Department.
15. A minimum 40-foot landscape setback shall be provided along 59th Avenue, as approved by the Planning and Development Department, as approved by the Planning and Development Department.
16. All required landscape setbacks along the perimeter of the site shall include a minimum 2-inch caliper trees or multi-trunk trees, placed 20 feet on center, or in equivalent groupings, and positioned to shade multi-use trails (MUT) and shared use pathways (SUP) where present, as approved by the Planning and Development Department.

17. The perimeter walls adjacent to 55th Avenue south of Olney Avenue, 57th Avenue, 59th Avenue, Dobbins Road, and Olney Avenue shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
18. The perimeter wall adjacent to 55th Avenue north of Olney Avenue shall be in general conformance with the 55th Avenue Wall Condition Exhibit date stamped June 19, 2019, as approved by the Planning and Development Department.
19. 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.
20. The development shall be in general conformance with the elevations date stamped June 24, 2019, with the following exceptions and as approved by the Planning and Development Department:
 - a) all front building elevations shall contain a minimum of 10 percent non-stucco material.
 - b) 18-INCH OVERHANGS SHALL BE PROVIDED ON THE ELEVATIONS OF ALL HOMES.
 - c) the Spanish style elevations contained in the above referenced elevations may be all stucco AND ARE NOT REQUIRED TO PROVIDE OVERHANGS.
 - d) THE TOTAL NUMBER OF SPANISH STYLE MODELS SHALL BE LIMITED TO 25 PERCENT OF ALL UNITS.
21. 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.
22. The developer shall dedicate right-of-way totaling 55 feet for the south half of Dobbins Road, as approved by the Planning and Development Department.
23. The developer shall dedicate right-of-way totaling 60 feet for Olney Avenue, as approved by the Planning and Development Department.
24. The developer shall dedicate right-of-way totaling 50 feet for all local streets within the development, as approved by the Planning and Development Department.

Department.

25. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southwest corner of 55th Avenue and Dobbins Road, as approved by the Planning and Development Department.
26. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of 55th Avenue and Olney Avenue, as approved by the Planning and Development Department.
27. The developer shall dedicate right-of-way totaling 55 feet for the east half of 59th Avenue, as approved by the Planning and Development Department.
28. The developer shall dedicate right-of-way and construct a sufficient termination of 55th Avenue, as determined and approved by both the Street Transportation Department and the Maricopa County Department of Transportation (MCDOT).
29. The applicant shall submit a Traffic Impact Study to the City for this development for review and approval by the Street Transportation Department. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations and requires approval of the Street Transportation Department.
30. Open irrigation facilities shall be piped outside of right-of-way. Contact SRP for existing land rights and the appropriate process for relocating facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
31. The developer shall provide conduit and junction boxes at 59th Avenue and Olney Avenue for future traffic signal equipment on the southeast corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.
32. For all improvements, dedications and access control within Maricopa County jurisdiction, formal MCDOT approval of the construction plans is required prior to Final Plat approval and/or scheduling for City Council.
33. The developer shall construct the ultimate cross section of Olney Avenue from 59th Avenue to 55th Avenue, as approved by the Planning and Development

Department.

34. The developer shall construct the ultimate cross section of 57th Avenue from Olney Avenue to the northern property line of the future park site owned by the City of Phoenix. At the northern point of said property line, the developer shall install pavement tapers within the right of way. All plans and improvements shall be approved by the Planning and Development Department.
35. The developer shall provide proportionate funds (25 percent) in escrow for the construction of a new traffic signal, at 55th Avenue and Elliot Road with escrow funds deposited at the time of Final Plat approval for the first phase of the development.
36. The developer shall dedicate right-of-way and construct bus stop pads compliant with the City of Phoenix Standard Detail P1262 if connected to detached sidewalks and/or compliant with the City of Phoenix Standard Detail P1260 at the following locations with final locations to be determined by the Public Transit Department:
 - Eastbound Dobbins Road, east of the 56th Glen alignment
 - Northbound 59th Avenue, north of the Sunrise Drive alignment.
37. 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.
38. THE DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING HEIGHT RESTRICTIONS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
 - a. ALL LOTS ALONG THE NORTHERN PERIMETER OF THE SUBDIVISION, ADJACENT TO DOBBINS ROAD, SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE-STORY AND 20-FEET.
 - b. ALL LOTS ALONG THE WESTERN PORTION OF THE SUBDIVISION, ADJACENT TO 59TH AVENUE, SHALL BE A MAXIMUM 50% TWO STORY HOMES AND THERE SHALL BE NO MORE THAN 2 TWO-STORY RESIDENCES IN A ROW.
 - c. ALL LOTS ALONG THE EASTERN PORTION OF THE SUBDIVISION, ADJACENT TO 55TH AVENUE AND SOUTH OF OLNEY AVENUE, SHALL BE A MAXIMUM 50% TWO STORY HOMES AND THERE SHALL BE NO MORE THAN 2 TWO-STORY RESIDENCES IN A ROW.

- d. ALL CORNER LOTS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE STORY AND 20 FEET.
39. ANY REQUESTS TO CHANGE, DELETE, OR MODIFY STIPULATIONS SHALL BE PRESENTED TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO REVIEW BY THE PLANNING HEARING OFFICER.
41. THE DEVELOPER SHALL PROVIDE A MINIMUM 22-FOOT DRIVEWAY FOR EACH HOME IN THE DEVELOPMENT.

Writer

Nick Klimek

August 26, 2019

Team Leader

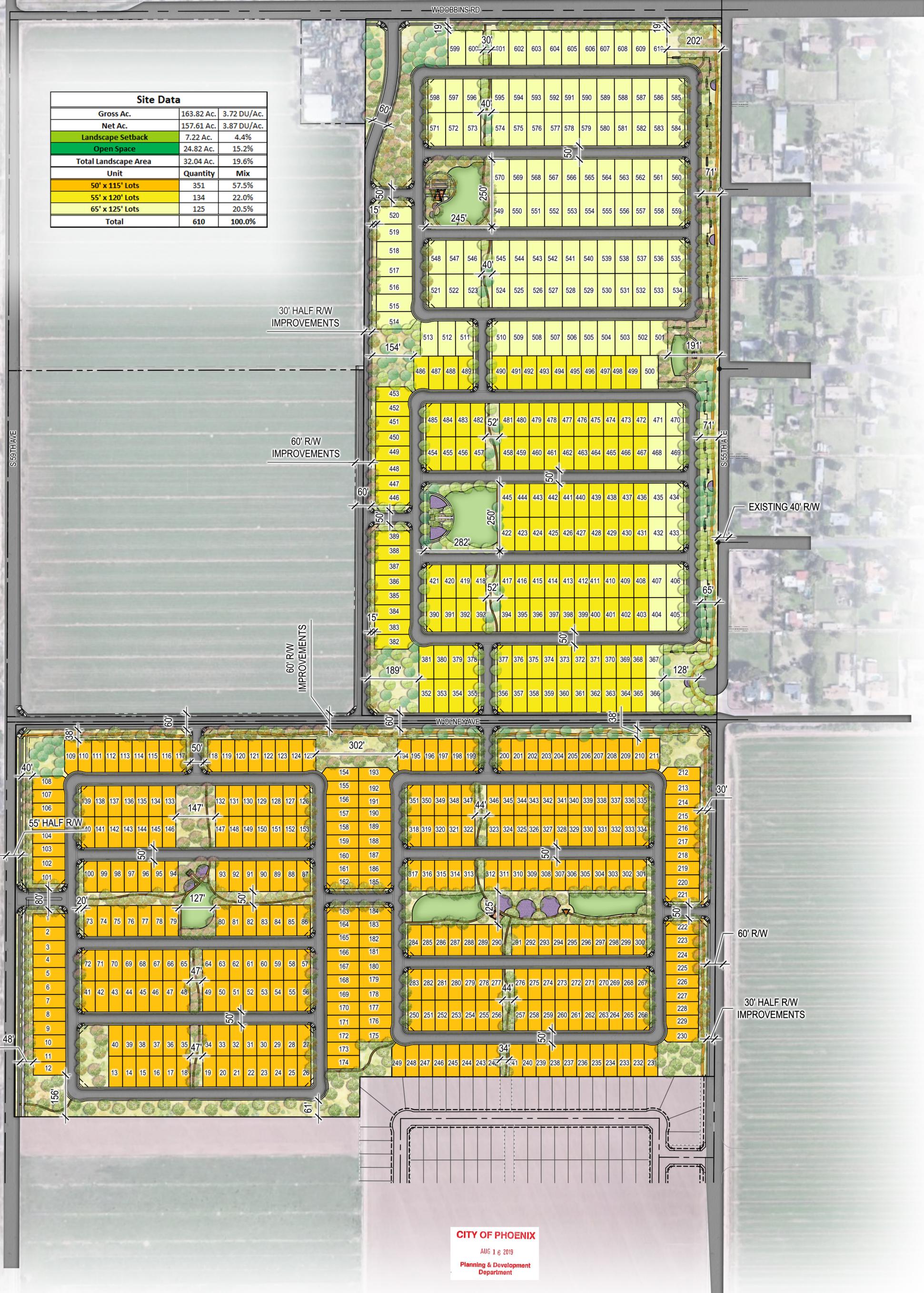
Samantha Keating

Exhibits

Conceptual Site Plan date stamped August 16, 2019

Conceptual Parks Master Plan date stamped August 16, 2019

Site Data		
Gross Ac.	163.82 Ac.	3.72 DU/Ac.
Net Ac.	157.61 Ac.	3.87 DU/Ac.
Landscape Setback	7.22 Ac.	4.4%
Open Space	24.82 Ac.	15.2%
Total Landscape Area	32.04 Ac.	19.6%
Unit	Quantity	Mix
50' x 115' Lots	351	57.5%
55' x 120' Lots	134	22.0%
65' x 125' Lots	125	20.5%
Total	610	100.0%



CITY OF PHOENIX
 AUG 16 2019
 Planning & Development
 Department

CHARACTER IMAGES



BOCCÉ COURTS

CHILDREN'S PLAY EQUIPMENT

COMMUNITY GATHERING PLAZA

CHILDREN'S PLAY EQUIPMENT

OPEN PLAY TURF

CHILDREN'S PLAY EQUIPMENT

SHADED PICNIC

TOT LOT

CITRUS GROVE

SHADED BENCH SEATING UNDER RAMADA

CHILDREN'S PLAY GARDEN

DOG PARK

FITNESS STATION

SHADED BENCH SEATING UNDER SAIL

30' HALF R/W IMPROVEMENTS

60' R/W IMPROVEMENTS

60' R/W IMPROVEMENTS

EXISTING 40' R/W

60' R/W

30' HALF R/W IMPROVEMENTS

AMENITIES

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AMENITY AREA 1
 1. OPEN PLAY TURF
 2. CHILDREN'S PLAY EQUIPMENT
 3. TOT LOT
 4. SHADED BENCH SEATING UNDER SMALL RAMADA
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AMENITY AREA 2
 1. CHILDREN'S PLAY GARDEN
 2. DOG PARK
 3. CHILDREN'S PLAY EQUIPMENT
 4. OPEN PLAY TURF
 5. SHADED PICNIC
 6. SHADED BENCH SEATING UNDER SAIL
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AMENITY AREA 3
 1. CITRUS GROVE
 2. SHADED PICNIC
 3. OPEN PLAY TURF
 4. CHILDREN'S PLAY EQUIPMENT
- 

AMENITY AREA 4
 1. SHADED BENCH SEATING UNDER RAMADA
- 

AMENITY AREA 5
 1. BOCCÉ COURTS
 2. COMMUNITY GATHERING PLAZA
 3. OPEN PLAY TURF
 4. SHADED PICNIC
- 

FITNESS STATION

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