

Attachment E

REPORT OF PLANNING COMMISSION ACTION November 1, 2018

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-8-18-8 (Companion case GPA-SM-1-18-8)
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
From:	S-1 (Approved R1-18)
To:	R1-10
Acreage:	20.74
Proposal:	Single-family residential
Applicant:	Scott Ward, Ward Development
Owner:	Miguel & Leticia Guerrero, Rosa Guerrero
Representative:	Alan Beaudoin, Norris Design

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/12/2018 Denial. Vote: 12-1.

South Mountain 10/9/2018 No action taken.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report with modified stipulations and an additional stipulation.

Motion Discussion: Commissioner Glenn stated that Stipulation No. 13 needs to be modified to change South Mountain Avenue to 19th Avenue.

He then added that lots adjacent to 19th Avenue should be single-story.

Commissioner Glenn asked staff how to modify the general conformance stipulation, Stipulation No. 1.

Ms. Escolar recommended keeping it as-is and adding, "and with exception to the following" and then adding a letter E to Stipulation No. 1 to include the primary entry shall be on 19th Avenue.

Chairman Johnson asked staff to modify the stipulations as necessary to complete Commissioner Glenn's motion.

Ms. Escolar read out the revised stipulations:

"Modifying Stipulation No. 1 to add, 'and with exception to the following.'

1.B. Lots 9-15 and 63-67 and the lots adjacent to 19th Avenue shall be limited to a maximum building height of one story and 22 feet.

1.E. The primary entry shall be on 19th Avenue.”

Commissioner Glenn asked if Stipulation No. 13 should be modified as well.

Ms. Escobar confirmed that both Stipulation Nos. 12 and 13 need to be modified to replace South Mountain Avenue with 19th Avenue.

Commissioner Wininger stated that two lots will have to be removed along 19th Avenue to make room for the entrance.

Ms. Demmitt came to the podium and stated that she is fine if all lots on 19th Avenue and South Mountain Avenue can be single-story.

Commissioner Glenn made a MOTION to approve Z-8-18-8, per the Addendum A Staff Report, with the additional Proposition 207 waiver stipulation as previously read into the record and with the following modifications:

Stipulation No. 1. The development shall be in general conformance with the site plan date stamped October 3, 2018, as approved by the Planning and Development Department, with specific regard to and with exception of the following:

1.B. The perimeter lots along the north, west, and east shall be limited to a maximum building height of one story and 22 feet.

1.E. The primary entry shall be off of 19th Avenue.

12. The project entry along 19th Avenue shall include a primary entry feature that incorporates landscaping with the entry sign. The landscaping shall be a minimum of 250 square feet, held in a common tract, and planted with a variety of at least three plant materials. The landscaped area may be split into two, 125-square foot areas.

13. The main project entry drive along 19th Avenue shall be constructed of decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

Motion details: Commissioner Glenn made a MOTION to approve Z-8-18-8, per the Addendum A Staff Report, with modified stipulations and an additional stipulation as read into the record.

Maker: Glenn
Second: Katsenes
Vote: 5-2 (Whitaker, Wininger)
Absent: Mangum, Montalvo
Opposition Present: Yes

Findings:

1. The proposal is not consistent with the General Land Use Map designation of Residential 1 to 2 dwelling units per acre. However, a companion General Plan amendment request (GPA-SM-1-18-8) for a designation of 2 to 3.5 dwelling units per acre is being processed

concurrently.

2. As stipulated, the proposal is consistent with the desired character and goals of the Rio Montaña Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~May 4, 2018~~ **OCTOBER 3, 2018**, as approved by the Planning and Development Department, with specific regard to AND WITH EXCEPTION OF the following.

A. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 67 LOTS.

B. ~~LOTS 9-15 AND 63-67~~ THE PERIMETER LOTS ALONG THE NORTH, WEST, AND EAST SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF ONE STORY AND 22 FEET.

C. A pedestrian pathway with a minimum width of 10 feet shall be provided ~~a-~~ within a minimum 35-foot landscape tract connecting to the sidewalk along 19th Avenue. The pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the pedestrian pathway.

D. The features and amenities provided in the open space areas.

~~b-~~

E. THE PRIMARY ENTRY SHALL BE OFF OF 19TH AVENUE.

2. **THE DEVELOPER SHALL PROVIDE A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

3. A minimum landscape setback of 25 feet shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 22 feet ~~2-~~ for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall, as approved by the Planning and Development Department.

4. **LANDSCAPING ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE SHALL INCLUDE A MINIMUM OF TWO ROWS OF TREES, WITH ONE ROW PLANTED ALONG EACH SIDE OF THE SIDEWALK, CONTAINING MINIMUM 2-INCH CALIPER FAN TEX OR FAN WEST ASH TREES OR SIMILAR SPECIES, PLACED A MINIMUM OF 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND**

DEVELOPMENT DEPARTMENT.

5. **A MINIMUM 20-FOOT-WIDE LANDSCAPE AREA SHALL BE PROVIDED IN A SEPARATE LANDSCAPE TRACT ALONG THE SOUTH AND WEST PROPERTY LINES AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPE AREA SHALL INCLUDE ORANGE JUBILEE OR SIMILAR SPECIES AT A MINIMUM OF 6 FEET ON CENTER OR EQUIVALENT GROUPINGS, PLANTED TO CREATE A CONTINUOUS SCREENING HEDGE, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
6. All sidewalks shall be detached with a minimum five-foot wide landscaped strip
~~3.~~ 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 sidewalk, as approved by the Planning and Development Department.
7. Perimeter walls **BOUNDING THE REAR YARD PROPERTY LINES OF**
~~4.~~ **RESIDENTIAL LOTS ALONG** adjacent to 19th Avenue and South Mountain Avenue shall include minimum three-foot offsets and 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.
8. **VIEW FENCING WITH A RURAL DESIGN THEME (E.G. WROUGHT IRON, SPLIT-RAIL, CORRAL, ETC.), WHICH IS A MINIMUM 80% OPEN, AND LIMITED TO A MAXIMUM HEIGHT OF 4 FEET, SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS, AS DEPICTED ON THE CONCEPTUAL SITE PLAN DATE STAMPED OCTOBER 3, 2018, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT: ADJACENT TO COMMON AREA TRACTS ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE, ALONG THE PERIMETER OF THE COMMUNITY GARDEN AT THE NORTHEAST CORNER OF THE SITE, AND ALONG THE PERIMETER OF TRACT B (STORMWATER RETENTION AREA) AT THE NORTHWEST CORNER OF THE SITE.**
9. Conceptual elevations shall be reviewed and approved for consistency with the
~~5.~~ Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to single-family design review approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
10. A minimum of 50% of the elevations for each floor plan shall provide a covered
~~6.~~ front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
11. A minimum of ~~20%~~ **22%** of the gross project area shall be retained as open
~~7.~~ space, as approved by the Planning and Development Department.
12. The project entry along ~~South Mountain~~ 19TH Avenue shall include a primary

- ~~8.~~ entry feature that incorporates landscaping with the entry sign. The landscaping shall be a minimum of 250 square feet, held in a common tract, and planted with a variety of at least three plant materials. The landscaped area may be split into two, 125-square foot areas.
- 13. THE MAIN PROJECT ENTRY DRIVE ALONG ~~SOUTH MOUNTAIN~~ 19TH AVENUE SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~9.~~ 14. Right-of-way totaling 50 feet shall be dedicated for the west half of 19th Avenue, as approved by the Planning and Development Department.
- ~~10.~~ 15. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the southwest corner of 19th Avenue and South Mountain Avenue, as approved by the Planning and Development Department.
- ~~11.~~ 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.
- ~~12.~~ 17. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
- ~~13.~~ 18. The developer shall submit a Traffic Statement to show the potential impact of this development on Baseline Road. Requirements for the study shall be determined and approved by the Street Transportation Department prior to Preliminary Site Plan Approval.
- ~~14.~~ 19. 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.
- ~~15.~~ 20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of Phoenix Sky Harbor International Airport. 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.
- ~~16.~~ 21. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property the existence and operational characteristics of nearby agricultural and farming activities that may cause

adverse odors, dust, and other impacts. 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.

22. 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.

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