

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 2, 2022

ITEM NO: 14	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-12-22-7
Location:	Northwest corner of 47th Avenue and Baseline Road
From:	S-1
To:	R1-8
Acreage:	14.07
Proposal:	Single-family residential
Applicant:	Brennan Ray, Burch & Cracchiolo, P.A.
Owner:	Rogers Family Living Trust
Representative:	Brennan Ray, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 5/9/2022 Approval, per the staff recommendation with additional stipulations. Vote: 9-1.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion:

Ms. Racelle Escolar (staff) presented a staff memo asking to modify the stipulation recommended by the Laveen Village Planning Committee regarding electric vehicle charging. Staff recommend a modified stipulation that would be easier to enforce through the Site Plan Review and Single-Family Design Review processes and allow the homebuilder to provide an option for EV-Ready (wiring for electric vehicle charging) garages for all standard home plans.

The Planning Commission did not agree with the modification.

Motion details: Commissioner Perez made a MOTION to approve Z-12-22-7, per the Laveen Village Planning Committee recommendation.

Maker: Perez
Second: Gaynor
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes (possibly in error)

Findings:

1. The proposal is compatible with the existing land use pattern in the area and is designed to help reduce the urban heat island effect.
2. The proposal will redevelop an underutilized property and provide a high quality single-family residential development which will help alleviate the housing shortage in

Phoenix.

3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations:

1. The development shall be in general conformance to the site plan date stamped May 4, 2022, with specific regard to the following element, as approved by the Planning and Development Department.
 - a. A minimum of 16% of the gross site area shall be retained as open space.
2. The conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to approval of the Single-Family Design Review Diversity Exhibit, with specific regard to the inclusion of the below elements. This is 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 elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
 - e. A minimum of 75% of the standard elevations provided shall include patios and/or covered porches in the front yard at a minimum of 60 square feet in area and a depth of at least six feet, and clearly separated from the front yard with fencing, subject to the Phoenix Zoning Ordinance.
3. LOTS 7, 8, 9, AND 10 ALONG BASELINE ROAD SHALL BE LIMITED TO 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. NO MORE THAN TWO TWO-STORY HOMES SHALL BE BUILT ADJACENT TO ONE ANOTHER ALONG 47TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. HOMES SHALL HAVE MINIMUM 5-FOOT-WIDE SIDE YARD SETBACKS.
6. THE DEVELOPER SHALL INSTALL WIRING WITHIN HOMES FOR ELECTRIC VEHICLE CAPABILITIES.
- 3.7. Required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in

equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.

- 4.8. The entry drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
- 5.9. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplement detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
- 6.10. A minimum 22-foot setback shall be provided to the front of garages, measured from the back of the sidewalk, for each home in the development, as approved by the Planning and Development Department.
- 7.11. The developer shall dedicate 30 feet of right-of-way along the west side of 47th Avenue, as approved by the Planning and Development Department.
- 8.12. The developer shall complete the west side of 47th Avenue to include a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk to match the northern limit of the site, as approved by the Planning and Development Department.
- 9.13. The developer shall replenish the existing streetscape along Baseline Road, as approved by the Planning and Development Department.
- 10.14. Where sidewalks are detached along 47th Avenue, Baseline Road, and internal to the site, the landscape area located between the sidewalk and back of curb shall be planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.
- 11.15. The developer shall construct a clearly defined and shaded pedestrian pathway providing access to the multi-use-trail along Baseline Road, as approved by the Planning and Development Department.
16. TRAFFIC CALMING MEASURES SHALL BE INSTALLED WITHIN THE DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

- ~~42~~.17. 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.
- ~~43~~.18. The developer shall rebuild the bus stop pad along westbound Baseline Road according to P1260 and P1258, unless stated otherwise by the Public Transit Department.
- ~~44~~.19. 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.
- ~~45~~.20. 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.
- ~~46~~.21. 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.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.