

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION October 10, 2024

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-58-24-8 (Continued from September 5, 2024)
Location:	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
From:	S-1
To:	R1-10
Acreage:	4.54
Proposal:	Single-family residential
Applicant:	John Fox
Owner:	Dorothy M. Hallock
Representative:	John Fox

ACTIONS:

Staff Recommendation: Approval, subject to stipulations (per the staff memo dated October 7, 2024).

Village Planning Committee (VPC) Recommendation:

South Mountain 7/9/2024 Continuance to August 13, 2024. Vote: 11-3.

South Mountain 8/13/2024 Continuance to September 10, 2024. Vote 12-0.

South Mountain 9/10/2024 Approval, per the staff recommendation, with additional stipulations. Vote: 7-5.

Planning Commission Recommendation: Approval, per the staff memo dated October 7, 2024 with a modification.

Motion Discussion:

Commissioner Matthews proposed a stipulation that would restrict two story homes in the proposed development to the southern half of the subject site, and asked staff for guidance on how to phrase that stipulation to be location specific.

Ms. Escolar stated that could be stipulated in a variety of ways. Stipulation No. 19 limits building height and can be modified to limit where the two-story homes are located.

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-58-24-8, per the staff memo dated October 7, 2024, with a modification to Stipulation No. 19 to add language that would state that two-story lots shall be south of lots 5 and 15, as shown on the site plan date stamped September 5, 2024.

Maker: Vice-Chairperson Busching

Second: Hu

Vote: 7-2 (Gorraiz, Matthews)

Absent: None

Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation, the Rio Montaña Area Plan, and with the character of the surrounding area.
2. The requested R1-10 zoning district is consistent with surrounding zoning and development patterns in the general area.
3. The proposal will offer additional housing options within the area, contributing to the mix of housing types in the vicinity, and aiding in alleviating the housing shortage in Phoenix.

Stipulations:

1. The conceptual site plan and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. 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.
2. The conceptual elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to final site plan approval. 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.
3. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
4. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
6. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department.

7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
9. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
10. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
11. A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12. A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.
13. All streets within and adjacent to the development shall be constructed 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.
14. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. 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.
15. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
16. Prior to final site plan approval, the landowner shall execute a Proposition 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.

17. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 18 UNITS.
18. A MINIMUM OF 30% OF BUILDING ELEVATIONS SHALL INCLUDE COVERED PORCHES IN THE FRONT YARD AND REAR YARD AT A MINIMUM OF 60 FEET EACH AND AT A DEPTH OF AT LEAST 6 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
19. THE MAXIMUM BUILDING HEIGHT FOR 80% OF THE LOTS SHALL BE LIMITED TO ONE STORY AND 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. **TWO-STORY LOTS SHALL BE SOUTH OF LOTS 5 AND 15, AS SHOWN ON THE SITE PLAN DATE STAMPED SEPTEMBER 5, 2024.**
- ~~20.~~ ~~THE MAXIMUM BUILDING HEIGHT SHALL BE TWO-STORIES AND 32 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
- ~~21.~~ A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED AS COMMON AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~22.~~ BUILDING ELEVATIONS SHALL CONTAIN MULTIPLE COLORS, EXTERIOR ACCENT MATERIALS AND TEXTURAL CHANGES THAT EXHIBIT QUALITY AND DURABILITY SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO, OR OTHER MATERIALS TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~23.~~ ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~24.~~ FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
- ~~25.~~ LOT WIDTHS SHALL VARY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~26.~~ THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND WROUGHT IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~27.~~ A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN BOUNDARY OF TRACT A, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

28. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
27. SITE PLAN DATE STAMPED SEPTEMBER 5, 2024, AS MODIFIED BY THE
ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND
DEVELOPMENT DEPARTMENT.

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