



Village Planning Committee Meeting Summary Z-12-22-7

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| Date of VPC Meeting | May 9, 2022 |
| Request From | S-1 (Ranch or Farm Residence) |
| Request To | R1-8 (Single-Family Residence District) |
| Proposed Use | Single-family residential |
| Location | Northwest corner of 47th Avenue and Baseline Road |
| VPC Recommendation | Approval with additional stipulations |
| VPC Vote | 9-1 , motion passed; Committee members Glass, Abegg, Barraza, Buggs, Hurd, Jensen, Knight, Perrera, and Rouse in favor and Committee member Ortega in opposition. |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

STAFF PRESENTATION

Juliana Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from S-1 to R1-8 to allow a single-family residential subdivision. She added that the development is proposed to have 55 single-family detached lots with ingress and egress to both 47th Avenue and Baseline Road. She added that no elevations were submitted with the application. She reviewed the staff findings and stipulations. She stated that staff is recommending approval, subject to stipulations. She added that the applicant is suggesting two additional stipulations: 1) Lots 7, 8, 9, and 10 along Baseline Road shall be limited to 26 feet, as approved by the Planning and Development Department and 2) 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.

APPLICANT PRESENTATION

Brennan Ray, representative with Burch & Cracchiolo, P.A., stated that in May 2021 this request was informally brought before members of the Laveen VPC and Laveen Citizens for Responsible Development (LCRD) for comments. He added that the original proposal was for 147 rental units, which was determined to not be appropriate for the site. The proposal was revised to 57 single-family detached lots. Based on the neighborhood meeting and LCRD comments, there were additional revisions to the plan including: reduction to 55 lots, modification of ten lots to be 50 feet wide, and an increase of open space. He added that the location is a challenging infill site and economics would not allow for all lots to be modified to 50 feet wide.

Brennan Ray discussed the multiuse trail (MUT) and multiuse trail easement (MUTE) requirements along Baseline Road. He added that based on LCRD comments and discussions they are proposing two additional stipulations regarding height limitations to Lots 7, 8, 9, and 10 and limitations to two-story homes. He added that there had been questions about traffic and a deceleration lane, but a traffic engineer determined that there is not enough volume to warrant a right turn lane.

QUESTIONS FROM COMMITTEE

Committee member Jennifer Rouse asked about the sidewalk along Baseline Road, cut through traffic, and speed mitigation measures. **Brennan Ray** explained the rendering shown was inaccurate and there would be a sidewalk along Baseline Road. He added that the development will not be gated and internal streets will be public, but the development is open to traffic calming measures. **Committee member Jennifer Rouse** asked if the lighting will be adequate. **Brennan Ray** explained that the development's lighting will comply with the City Ordinance.

Committee member Carlos Ortega explained that 45-foot-wide lots are not wanted in the neighborhood. **Brennan Ray** explained that since this was an infill site, which lends itself to more intense development, which is why a mix of 50- and 45-foot-wide lots was being proposed. He added that the development's density is consistent with the area.

Vice Chair Linda Abegg asked for clarification regarding Stipulation No. 6, regarding a setback to the front of the garage. She stated that the language was different from prior stipulations regarding the 22-foot-long driveways. **Julianna Pierre** explained during the review process, the language was modified to have standard enforceable language.

Vice Chair Linda Abegg requested an additional stipulation requiring all side yards to be at least 5 feet wide. **Committee member Carlos Ortega** asked about 10 feet between rooftops. **Vice Chair Linda Abegg** explained that asking for 5-foot-wide side yards would get the same result. **Brennan Ray** stated that he had no concerns with an additional stipulation.

Chair Tonya Glass stated that an EV stipulation should be considered. **Brennan Ray** conferred with his team and stated that they could commit to wiring homes for EV capabilities. **Julianna Pierre** explained that an EV stipulation may not be enforceable. She noted that stipulations should be something that can be shown on a site plan and evaluated for compliance through Site Planning's review process. The Committee agreed that they would prefer to have a stipulation regarding EV requirements in their recommendation and if not enforceable, Planning Commission could remove the stipulation.

Vice Chair Linda Abegg requested an additional stipulation regarding speed mitigation. **Brennan Ray** stated that he had no concerns with an additional stipulation.

PUBLIC COMMENTS

Two members of the public indicated that they wanted to speak. However, there were no public comments for this item as **Dan Penton** had to leave the meeting and **Phil Hertel** could not access the meeting.

MOTION

Chair Linda Abegg made a motion to approve Z-12-22-7 with the following additional stipulations:

1. Lots 7, 8, 9, and 10 along Baseline Road shall be limited to 26 feet, as approved by the Planning and Development Department.
2. 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.
3. Homes shall have minimum 5-foot-wide side yard setbacks.
4. Traffic calming measures shall be installed within the development, as approved by the Street Transportation Department.
5. The developer shall install wiring within homes for electric vehicle capabilities.

The motion was seconded by **Committee member Stephanie Hurd**.

VOTE

9-1, motion passed; Committee members Glass, Abegg, Barraza, Buggs, Hurd, Jensen, Knight, Perrera, and Rouse in favor and Committee member Ortega in opposition.

RECOMMENDED 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.
14. 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.
15. TRAFFIC CALMING MEASURES SHALL BE INSTALLED WITHIN THE DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
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.
17. 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.
18. 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.
19. 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.
20. 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.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff does not support recommendation of Stipulation No. 6 due to concerns regarding enforceability of electric vehicle infrastructure.

Staff does not support recommendation of Stipulation No. 16 as the Traffic Services Division of the Street Transportation Department has specific processes regarding traffic mitigation improvements which require support and/or petitions from the surrounding neighborhood(s).