

## ATTACHMENT C

### REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Principal Planner, Hearing Officer  
Teresa Garcia, Planner I, Assisting

April 16, 2025

ITEM NO: 3	
	DISTRICT NO. 7
SUBJECT:	
Application #:	PHO-1-25--Z-12-22-7
Location:	Northwest corner of 47th Avenue and Baseline Road
Zoning:	R1-8
Acreage:	14.07
Request:	1) Request to modify Stipulation 2 regarding the review of conceptual elevations
Applicant:	Melissa Vasquez, Ashton Woods Arizona
Owner:	Ashton Woods Arizona
Representative:	Melissa Vasquez, Ashton Woods Arizona

### **ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications.

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this request on April 14, 2025 and recommended approval with additional stipulations, by a vote of 10-0.

### **DISCUSSION:**

Melissa Vasquez, representative with Ashton Woods Arizona, gave an overview of the request for review by the Planning Hearing Officer per Stipulation 2 and the conceptual elevations. She explained that the proposal included three different elevation styles: Spanish Craftsman, Farmhouse, and Modern Desert. She provided details regarding the building materials and architectural details on these elevations including siding, building materials, driveway length, window design, garages, EV connections, loft options, patio options, and other details.

Mr. Stranieri noted that elevations were not provided during the original rezoning hearing and the stipulation in question was created to facilitate review of elevations when provided, which was the purpose of this hearing. He stated that the review requirement should be updated to a requirement for general conformance to the elevations.

He stated that Stipulation 2.a regarding architectural detailing should be retained and noted that many of the elevations meet this requirement while some elevations may require additional detailing, including some of the side elevations. He confirmed with the applicant that the project would be subject to single-family design review and noted that some aspects of the stipulations are already required by this process.

He stated that the majority of elevations meet Stipulation 2.b regarding building materials as well and should be retained.

He addressed Stipulation 2.c regarding front elevations and noted that the Laveen VPC recommendation included additional requirements for architectural detailing and limited use of this elevation. He asked the applicant if they had any comments. Ms. Vasquez responded that they are open to the recommendation and clarified that one request was to alter the window soffits. Mr. Stranieri stated that he was inclined to add the exemption for Spanish elevations from the non-stucco requirement. He stated he was not inclined to add the VPC recommended limitation on the percentage of homes within the subdivision that could use the Spanish elevation as it would be extremely difficult to implement as it would require tracking of all permits within the subdivision for use when any individual permit was applied for, which is not something that the City does. He stated he was not inclined to add the additional requirement for architectural details on the Spanish elevations as detailing is already addressed in Stipulation 2.a. He noted that the details discussed at the Laveen VPC could already be implemented in that stipulation and he would like to avoid confusion or redundancy between these stipulations.

He addressed Stipulation 2.d regarding garage door detailing and noted that it should be retained.

He addressed Stipulation 2.e regarding front porches. He noted that he had difficulty in determining how the individual elevations complied with the requirements as the floor plans were not clearly tied to the individual elevations. He noted that retaining the stipulation in its entirety should resolve that uncertainty. He noted that he would remove the language tying this to the Zoning Ordinance itself as the requirement stood in the stipulation itself.

He addressed the Laveen VPC recommendation for an additional stipulation regarding 18-inch overhangs and stated he had no concern adding this stipulation.

He addressed the Laveen VPC recommendation for an additional stipulation regarding windows on street facing elevations and stated he had no concern adding this stipulation.

He addressed the Laveen VPC recommendation regarding roofline variety. He stated that he was not inclined to add this stipulation as the project was already subject to single-family design review which requires diversity by providing a minimum of three roof shapes, materials, and colors. He also suggested that the

single-family design review requirement would allow greater diversity in shape beyond the three identified in the VPC stipulation.

Ms. Vasquez noted that in prior projects she had worked on in the Laveen area she had been stipulated to 18-inch overhangs on front elevations only which had allowed lower price points for buyers. She asked if that could be considered and noted that one of Laveen's concerns in this regard was water intrusion. She suggested consideration of gutters, noting that in these prior projects she had not experienced water issues, and expressed a preference for 12-inch overhangs. Mr. Stranieri researched one prior project noted by Ms. Vasquez but found the stipulation consistent with the Laveen VPC recommendation in this case. He noted that he felt the Laveen recommendation in this regard was about both aesthetics and functionality and he was inclined to adopt the stipulation as recommended.

Stephanie Hurd noted that she was a member of the Laveen VPC and that the additional stipulation regarding 18-inch overhangs was consistent with many prior recommendations from this VPC. She stated that the Laveen VPC had considered recommending removing the Spanish elevation from the set entirely but ultimately decided that this elevation would allow a lower price option. However, she stated the additional recommendations regarding this elevation were intended to make it more consistent with the level of detail in the other designs.

Ms. Hurd asked for clarification regarding the prior discussion on the Spanish elevations. Mr. Stranieri reiterated the earlier discussion to adopt the VPC recommendation exempting the Spanish elevation from the stucco requirement, not adopt the restriction on the percentage of homes to use the Spanish elevation due to enforcement difficulty, and not adopt the additional architectural elements as this is addressed in Stipulation 2.a.

Ms. Hurd asked for clarification regarding whether the Spanish elevation would be exempt from Stipulation 2.a and asked Ms. Vasquez for her understanding. Ms. Vasquez replied that in her VPC presentation she had made suggestions aimed at embellishing the Spanish elevations and agreed that these recommendations could be accomplished with Stipulation 2.a. Ms. Hurd stated she understood that the Spanish elevation was not exempt. Mr. Stranieri stated that the Laveen VPC's recommendation for specific details could be accomplished with the existing stipulation.

Mr. Stranieri reiterated earlier comments regarding the Laveen VPC recommendation on rooflines. Ms. Hurd noted that the intent was to improve architectural diversity.

Mr. Stranieri approved the request with modifications.

**FINDINGS:**

- 1) The applicant submitted conceptual elevations for review and approval per Stipulation 2. This stipulation has now been complied with and it is recommended to be modified to require general conformance, retain conditions from the review requirement, and incorporate new recommendations from the Laveen VPC.
- 2) The applicant provided 18 elevations in a range of architectural styles including Craftsman, Farmhouse, Spanish, and Modern Desert. Elevations include both single and two story options. The elevations include various architectural details and embellishments, building materials, and garage door treatments. Included floor plans show a variety of front porch designs. It is recommended to retain Stipulations 2.a through 2.e to ensure these details remain in subsequent submittals, including through the required Single-Family Design Review process. A minor modification is recommended to Stipulation 2.e to remove a reference to the Zoning Ordinance which is unnecessary.
- 3) The Laveen VPC recommended four additional stipulations. Stipulations regarding enhanced overhangs and window quantity on street-facing elevations are recommended to be added as additional stipulations. A stipulation regarding Spanish elevations is recommended to be added in part to exempt these elevations from Stipulation 2.c regarding the minimum percentage of non-stucco material. However, it is not recommended to add the VPC's recommended restriction on the total number of Spanish elevations permitted to be constructed within the community as this may be difficult to enforce through the permitting process. Additionally, the VPC recommendation for additional features for Spanish elevations can be addressed through existing Stipulation 2.a. Finally, the VPC's recommended stipulation regarding rooflines can be addressed through existing requirements in the Single-Family Design Review process which requires provision of a minimum three alternative roof materials, shapes, and/or colors.

**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.~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED MARCH 13, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND AS APPROVED BY 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, EXCEPT SPANISH ELEVATIONS.
  - 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.~~
  - F. MINIMUM 18-INCH OVERHANG ON ALL FOUR SIDES, EXCEPT SPANISH ELEVATIONS.
  - G. ANY STREET FACING SIDE OF A TWO STORY HOME MUST HAVE A MINIMUM OF 2 WINDOWS OR OTHER VISUAL ELEMENTS TO BREAK UP BUILDING MASSING.
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.
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.
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.
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.
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.
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.
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.
13. The developer shall replenish the existing streetscape along Baseline Road, as approved by the Planning and Development Department.
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.
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.
  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.
  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.
  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.
  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.
  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.

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