

Attachment C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-8-18-8

October 5, 2018

<u>Village Planning Committee</u> Meeting Date:	June 12, 2018 October 9, 2018 (Reconsideration)
<u>Planning Commission</u> Hearing Date:	November 1, 2018
Request From:	<u>S-1</u> (Approved R1-18) (20.74 acres)
Request To:	<u>R1-10</u> (20.74 acres)
Proposed Use:	Single-family residential
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Owner:	Miguel & Leticia Guerrero, Rosa Guerrero
Applicant/Representative:	Alan Beaudoin, Norris Design
Staff Recommendation:	Approval, subject to stipulations

The South Mountain Village Planning Committee heard the request on June 12, 2018 alongside companion case GPA-SM-1-18. The Committee recommended denial of companion case GPA-SM-1-18-8 by a vote of 11-2 and denial of the subject request Z-8-18-8 by a vote of 12-1. Staff received a written request for reconsideration from Committee member Greg Brownell. Both requests are scheduled for reconsideration and possible action at the October 9, 2018 South Mountain Village Planning Committee meeting.

The purpose of this addendum is to address correspondence and an updated conceptual site plan submitted by the applicant. The applicant indicated that following the June 12, 2018 meeting, they engaged in continued public outreach with community members in the surrounding area and have proposed two revisions to the staff recommendation and seven additional stipulations to address community concerns.

The applicant has requested staff consideration for the following two revisions and seven additional stipulations:

Applicant Proposed Revisions

- Revise Stipulation No. 1 to reflect the revised conceptual site plan.
- Revise Stipulation No. 7 to increase the minimum required open space from 20% to 22%.

Applicant Proposed Additional Stipulations

- Add a stipulation limiting the overall development to a maximum of 67 lots.
- Add a stipulation to limit 12 lots to one-story in height as depicted on the revised conceptual site plan.
- Add a stipulation requiring provision of an 8-foot trail along 19th Avenue and South Mountain Avenue.
- Add a stipulation requiring provision of a 20-foot landscape area containing orange jubilee trees along the west and south property lines.
- Add a stipulation requiring the use of rural-themed view fencing at a maximum height of 4 feet in the following locations as depicted on the revised conceptual site plan: adjacent to common area tracts along 19th Avenue and South Mountain Avenue, along the perimeter of the community garden and along the perimeter of the stormwater retention area.
- Add a stipulation requiring landscaping along 19th Avenue and South Mountain to consist of a double row of fan tax ash trees placed on either side of the public sidewalk.
- Add a stipulation requiring decorative pavers at the project entry.

Staff has no concerns regarding the proposed revisions or additional stipulations.

Revised 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 the following.
 - A. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 67 LOTS.**
 - B. LOTS 9-15 AND 63-67 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-~~
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 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.
- 2- **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 located between the sidewalk and back of curb and shall include a minimum 2-
3- 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.

- ~~5.~~ **9.** Conceptual elevations shall be reviewed and approved for consistency with the 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.
- ~~6.~~ **10.** A minimum of 50% of the elevations for each floor plan shall provide a covered 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.
- ~~7.~~ **11.** A minimum of ~~20%~~ **22%** of the gross project area shall be retained as open space, as approved by the Planning and Development Department.
- ~~8.~~ **12.** The project entry along South Mountain 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 SOUTH MOUNTAIN 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.

Additional Exhibits

Correspondence from applicant date stamped October 3, 2018 (2 pages)

Conceptual Site Plan date stamped October 3, 2018

OCT 03 2018

Planning & Development
Department

MEMORANDUM

GAMMAGE & BURNHAM, P.L.C.

October 3, 2018

TO: Adam Stranieri

FROM: Susan E. Demmitt 

RE: Andora – Z-8-18-8 and GPA-SM-1-18-8
Proposed Additional Stipulations and Revised Site Plan

Adam,

In response to our ongoing outreach with community residents and area stakeholders related to the Andora development proposal, we are submitting a revised site plan for the project along with a proposal for several additional stipulations. These additional, applicant requested, stipulations are intended to raise the bar with respect to the quality of the development and are designed to address neighborhood concerns and further ensure the character of the community promotes the goals and policies of the Rio Montana Area Plan and the South Mountain Village Character Plan.

Most significantly, the revised site plan relocates the entrance to the community further east along South Mountain Avenue, reduces the number of lots within the community, includes enhanced buffers, imposes one-story restrictions, and incorporates an increase in overall open space within the community. Several of the below noted stipulations directly address the character of the community and are intended to promote a rural/agrarian design theme.

We respectfully request that the City incorporate these additional applicant requested stipulations into the staff report addendum for the project.

Stipulation 1 - REVISED

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 the following:

- a. A pedestrian pathway with a minimum width of 10 feet shall be provided 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.
- b. The features and amenities provided in the open space areas.

Stipulation 7 - REVISED

A minimum of 22% of the gross project area shall be retained as open space, as approved by the Planning and Development Department.

Applicant Proposed Stipulations

1. The development shall be limited to a maximum of 67 lots.
2. Lots 9 through 15 and lots 63 through 67 as shown on the site plan date-stamped October 3, 2018 shall be limited to one-story in height.
3. An 8-foot wide, private, decomposed granite surfaced trail shall be constructed along the south side of South Mountain Avenue and the west side of 19th Avenue as approved by the Planning and Development Department.
4. A 20-foot tract shall be provided and maintained along the south and west property lines as approved by the Planning and Development Department. Landscaping within the tract shall include Orange Jubilee (a large shrub intended to create a continuous screening hedge) planted at a minimum of 6-feet on center as approved by the Planning and Development Department.
5. Perimeter fencing adjacent to common area tracts along South Mountain Avenue and 19th Ave, along the public street periphery of the community garden (a portion of Tract D), and along the public street periphery of the northwest stormwater retention area (a portion of Tract B) shall be open-style view fencing with a rural design theme (i.e. split-rail or farm-style and wire mesh) and limited to a maximum height of 48-inches. Fencing shall be considered open-style if it is a minimum of 80% open excluding pillars or piers.
6. Landscaping along South Mountain Avenue and 19th Avenue shall include a double row of minimum 2-inch caliper Fan Tax Ash trees planted 25-feet on center, with one row planted along each side of the sidewalk.
7. The project entry drive along South Mountain Avenue shall include decorative pavers.



PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEVELOPMENT OF A DETACHED SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TWO PARCELS IN SOUTHWEST PHOENIX AND LOCATED ON THE SOUTHWEST CORNER OF 19TH AVENUE AND SOUTH MOUNTAIN AVENUE. THE SUBJECT PARCELS ARE CURRENTLY USED FOR AGRICULTURAL PRODUCTION . CONSTRUCTION OF A RESIDENTIAL SUBDIVISION ON THESE PARCELS IS CONSISTENT WITH THE SURROUNDING PATTERN OF DEVELOPMENT THAT HAS CONVERTED AGRICULTURAL LAND TO SINGLE FAMILY RESIDENTIAL USE OVER TIME.

THE CONCEPTUAL DEVELOPMENT PLAN ENVISIONS A RESIDENTIAL PLAT THAT WOULD MIX TWO DIFFERENT LOT SIZES INCLUSIVE OF LOTS 60 FOOT WIDE WITH A MINIMUM 125 FOOT DEPTH, GENERALLY WITH IN THE SOUTHERN HALF, AND 50 FOOT WIDE WITH 120 FOOT OF DEPTH GENERALLY WITHIN THE NORTHERN HALF OF THE PLANNED RESIDENTIAL SUBDIVISION. THE SUBDIVISION WILL ALSO INCLUDE GATED ARRIVAL, DIRECTED AT MOUNTAIN VIEWS, AND A CENTRAL OPEN SPACE AND AMENITY.

PROJECT DATA

GROSS AREA: 20.74 ACRES
NET AREA: 19.36 ACRES
OPEN SPACE: 4.5 ACRES (22% GROSS AREA)
TOTAL LOTS: 67
60' X 125': 36
50' X 120': 31
GROSS DENSITY: 3.2 DU/AC
EXISTING ZONING: R1-18
PROPOSED ZONING: R1-10
DEVELOPMENT OPTION: PLANNED
RESIDENTIAL DEVELOPMENT (PRD)
EXISTING GENERAL PLAN USE: 0-2 DU/AC
PROPOSED GENERAL PLAN USE: 2-3.5 DU/AC

* LOTS ARE RESTRICTED TO SINGLE
STORY HOMES

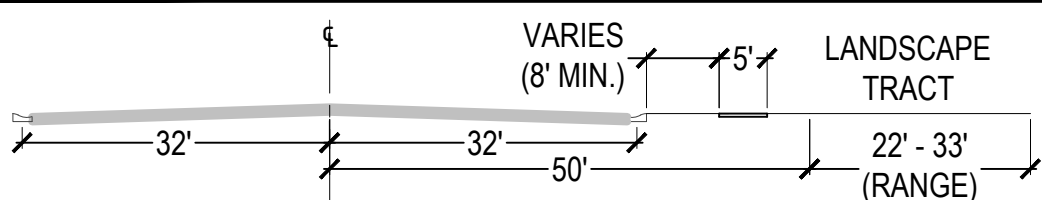
PROJECT TEAM

OWNER / DEVELOPMENT REPRESENTATIVE
MR. SCOTT WARD
WARD DEVELOPMENT
2152 S. VINEYARD, SUITE 123
MESA, AZ 85210
480.899.4330

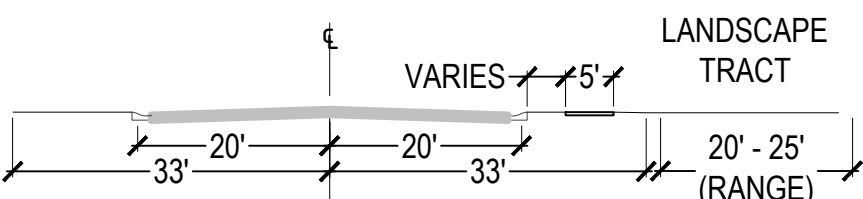
ENGINEER
MR. CHRIS MOORE
SUNRISE ENGINEERING
2152 S. VINEYARD, SUITE 123
MESA, AZ 85210
480.768.8600

LAND PLANNER / LANDSCAPE ARCHITECT
MR. ALAN BEAUDOIN
NORRIS DESIGN
4450 N. 12TH STREET, SUITE 236
PHOENIX, ARIZONA 85014
602.254.9600

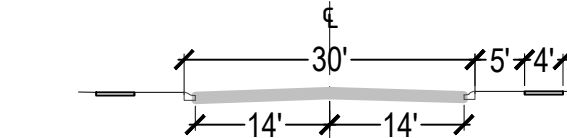
STREET CROSS SECTIONS



19TH AVENUE. - MINOR ARTERIAL



SOUTH MOUNTAIN AVENUE. - RESIDENTIAL COLLECTOR



PRIVATE ACCESSWAY

WALL LEGEND

THEME WALL
VIEW FENCE
VIEW THEME
STANDARD BLOCK

VICINITY MAP

