

Attachment D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-82-18-1

March 7, 2019

Deer Valley Village Planning Committee Meeting Date:	January 17, 2019
Planning Commission Date:	March 7, 2019
Request From:	A-1 DVAO (16.78 acres)
Request To:	R-3A DVAO (16.78 acres)
Proposed Use:	Multifamily Residential
Location:	Approximately 477 feet south of the southeast corner of 23rd Avenue and Alameda Road
Owner:	Roy's Deer Valley Nursery, LLC
Applicant:	Erin Conway, Continental Fund 481
Representative:	Stephen C. Earl; Curley & Lagarde, P.C.
Staff Recommendation:	Approval, subject to stipulations

The Deer Valley Village Planning Committee heard the request on January 17, 2019. The committee recommended denial by a vote of 3-2 along with GPA-DV-2-18-1. The Planning Commission will hear the case on March 7, 2019.

As a result of ongoing dialogue with the adjacent property owners to the south and city staff, the applicant is proposing an update to the conceptual site plan for the project. Updates include the following:

- Main building setback from south property line increased
- Garages added along the south portion of the development
- Clubhouse configuration changed

The applicant is recommending a stipulation to require general conformance to the revised site plan and a stipulation to require an 8-foot high noise mitigation wall to be constructed along the south property line adjacent to the APSM System property.

Staff is supportive of the updates proposed by the applicant, subject to the following stipulations:

Revised Stipulations

1. THE DEVELOPEMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATE STAMPED MARCH 6, 2019, AS APPROVED BY THE PLANINNG AND DEVELOPMENT DEPARTMENT.
2. AN 8-FOOT HIGH NOISE MITIGATION WALL SHALL BE CONSTRUCTED ALONG THE SOUTH PROPERTY LINE ADJACENT TO THE APSM SYSTEM PROPERTY.
43. The maximum building height shall be a maximum of 35 feet.
24. The development shall be limited to 298 units.
35. A minimum of 15 percent of the gross project area shall be retained as open
46. A minimum 15-foot landscape setback shall be provided along the southern property line, as approved by the Planning and Development Department.
57. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the buildings and installed per section 1307.H., as approved by the Planning and Development Department.
68. Right-of-way totaling 55 feet shall be dedicated for the east half of 23rd Ave, as approved by the Planning and Development Department.
79. All sidewalks along 23rd Avenue and Alameda Road shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 3-inch caliper drought tolerant 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.
810. 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.
911. The subject site is within DVAO "Area 1", development must provide Avigation Notice consistent with DVAO part 658.D.

- ~~40~~ Development must provide an aviation easement to the City prior to
12. construction permit approval.
- ~~44~~ Development must file FAA Form 7460 and provide City FAA's no hazard
13. determination prior to construction permit approval.
- ~~42~~ Prior to occupancy, development must erect signage within the development's
14. sales/leasing office (or equivalent signage) that is visible to prospective renters
or purchases and which discloses the proximity of Deer Valley Airport and
increased frequency of overflight and related aircraft noise, as approved by the
Aviation Department.
- ~~43~~ Prior to occupancy, development must provide City a qualified engineer's
15. report certifying the average annual interior noise exposure for any residential
unit or enclosed public assembly area will not exceed 45 decibels.
- ~~44~~ In the event archaeological materials are encountered during construction, the
16. 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.

Writer

David Simmons

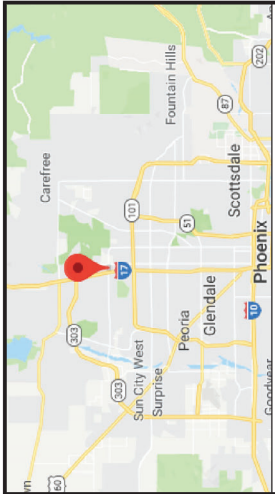
March 7, 2019

Team Leader

Samantha Keating

Exhibits

Site plan date stamped March 6, 2019



VICINITY MAP
SCALE: NTS

REVISIONS	DATE	DESCRIPTION
REV	DATE	DESCRIPTION
REV	DATE	DESCRIPTION

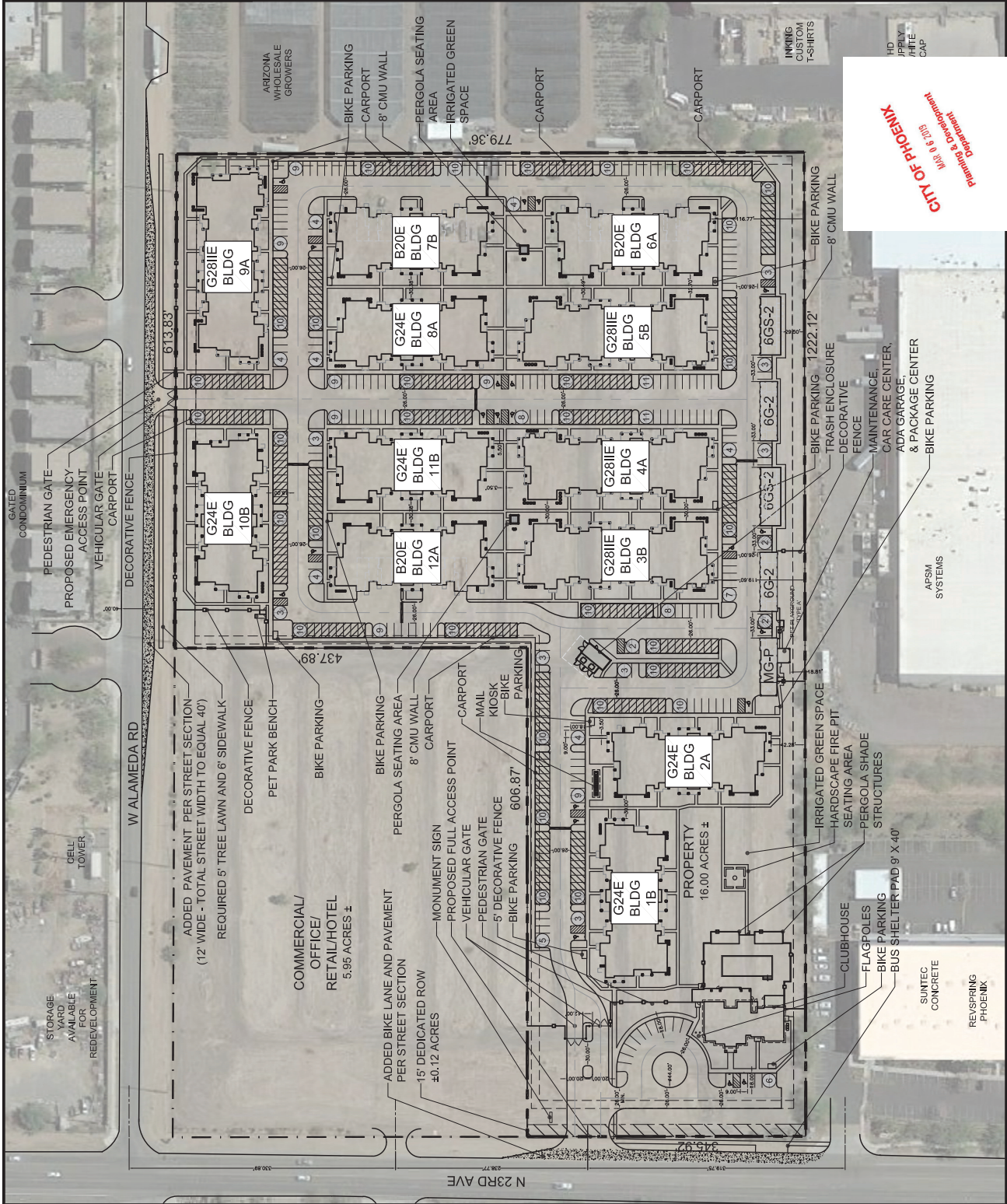
INITIAL DATE DRAWN: 3/5/2019
 STATE: AZ
 DRAWN BY: BL
 CITY: DEER VALLEY
 STREET: N 23RD AND W ALAMEDA ROAD, NEG
 SHEET: D1-12

SITE INFORMATION	
MULTIFAMILY AREA	15.88 ACRES
DEDICATED RIGHT OF WAY AREA	0.12 ACRES (A)
TOTAL AREA	16.00 ACRES
DENSITY	18.39 DUCHRE
BUILDING / LANDSCAPE SETBACKS	NORTH 25'02"
	SOUTH 15'01"
	WEST 30'02"
	EAST 30'02"
	INTERVAL 15'01"

BUILDING INFORMATION	
CLUBHOUSE	4,340 SF
RESIDENT BUILDINGS	QUANTITY HEIGHT
B20E (6 BUILDINGS)	3 2-STORY / 35'
G24E (6 BUILDINGS)	3 2-STORY / 35'
G28IE (6 BUILDINGS)	3 2-STORY / 35'
TOTAL RESIDENT BUILDINGS	12
GENERAL INDU. MK	HOUSES PERCENTAGE
1-BEDROOM	96 33%
2-BEDROOM	130 45%
3-BEDROOM	20 7%
TOTAL HOMES	226 100%

PARKING INFORMATION	
ATTACHED GARAGES	QUANTITY
ATTACHED TO HOME	24
LOCATION	21
NOT INCLUDED	24
TANDEN SPACES	2
DETACHED GARAGES	60 (6.66%)
GARPORTS	60 (6.66%)
MAINTENANCE GARAGE (MGP)	1
TOTAL COVERED PARKING	319
AFRON SPACES	NOT INCLUDED
TOTAL UNCOVERED PARKING	214
TOTAL PARKING PROVIDED	533
HOME PARKING RATIO	1.83
OVERALL GARAGES/HOME	0.17
CURB SIDE PARKING RATIO	0.60
CLUBHOUSE PARKING	23
ALA PARKING	40
BIKE PARKING	PERP - 2' X 10'
STANDARD STALL	PERP - 2' X 10'
COMPACT STALL	N/A
DAVEY WIDTH	25

SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
PET WASH	4,236 SF
PET WASH AND TYPE A	4,400 SF
STORAGE/LOCKERS	16
PERGOLA	INCLUDED
PICKNICK AREA	INCLUDED
GRILL/BBQ AREA	INCLUDED
PROPERTY BOUNDARY	CAD



Planning & Redevelopment
 May 9, 2019
 CITY OF PHOENIX