

Attachment C



ADDENDUM A **Staff Report: Z-60-16-7** **September 28, 2017**

Laveen Village Planning Committee Meeting Date:	September 11, 2017 (Approved)
Planning Commission Hearing Date:	October 3, 2017
Request From:	S-1 (157.50 acres) A-2 (1.10 acres)
Request To:	R1-6 PCD (145.40 acres) R-2 PCD (13.20 acres)
Proposed Use:	Planned Community District to all single-family residential and multifamily residential
Location:	Northeast corner of San Juan Avenue alignment and Dobbins Road
Owner:	Metro Laveen LLC; Metro Laveen Vista LLC
Applicant/Representative:	Carolyn Oberholtzer, BFSO Law
Staff Recommendation:	Approval, subject to stipulations

The applicant is proposing to add stipulations to place further restrictions on the McClellan Ranch PCD. The applicant has continued to work with the community on their ongoing desire to address a variety of concerns regarding the boundaries of the development units, lot widths, open space, perimeter lot treatments, and review and comment of plans. The stipulations below represent a commitment from the applicant to address those community concerns.

Below is a summary of those changes.

Development Units

The location and boundaries of the seven development units will be in general conformance to the Conceptual Development Plan date stamped August 2, 2017. This is addressed in Stipulation 11.

Lot Widths

Lots in Development Units 2, 3, 4, and 5, will have a minimum lot width of 50 feet and Development Units 1, 6, and 7, will have a minimum lot width of 45 feet. This is addressed in Stipulation 12.

Perimeter Lots

The lots at the southern boundary of Development Unit 6 will either be (i) pie-shaped at the end of a cul-de-sac, or (ii) a minimum of 50 feet wide. This is addressed in Stipulation 13.

Open Space

The percentage of open space will be a minimum of 18%. This is addressed in Stipulation 14.

Review and Comment

Prior to preliminary site plan approval, the site plan, perimeter wall/fence plan, entryway monument plan, and building elevations, will be brought before the Laveen Village Planning Committee for review and comment. This is addressed in Stipulation 15.

Staff is supportive of the revised stipulations.

Revised Stipulations

1. A 10-foot wide public multi-use trail (MUT) shall be constructed within a 30-foot wide multi-use trail easement (MUTE) in accordance with the MAG supplemental detail, along the south side of the Laveen Area Conveyance Channel (LACC) and along the east side of San Juan Avenue.
2. The developer shall submit a "Trail Plan" that provides for an elevated pedestrian and bicycle connection to the existing 70th Avenue improvements between the development and the future park and elementary school to the north, as per plans approved by the Planning and Development, Parks and Recreation, and Street Transportation departments.
3. The developer shall provide shade trees for the thermal comfort of pedestrians as follows, as approved by the Planning and Development Department:

- a. The sidewalk on Dobbins Road shall be detached from the curb a minimum of 5 feet and shade trees planted between the curb and sidewalk to provide shade for pedestrians.
 - b. Trees planted along 67th Avenue shall be placed adjacent to the west side of the sidewalk to provide shade for pedestrians.
4. The developer shall coordinate with the Water Services Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of shade trees on 67th Avenue, Dobbins Road, and any internal collector streets.
5. The applicant shall provide the following right-of-way dedications, as approved by the Planning and Development Department:
 - a. 55 feet shall be dedicated for the north half of Dobbins Road.
 - b. 40 feet shall be dedicated for the west half of 67th Avenue.

All are required unless otherwise approved by the Street Transportation Department during the Master Street Plan process.

6. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northwest corner of 67th Avenue and Dobbins Road, as approved by the Planning and Development Department.
7. The developer 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.
8. The developer shall construct and improve all streets within and adjacent to the development with paving, curb, gutter, detached sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per the

master plans as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

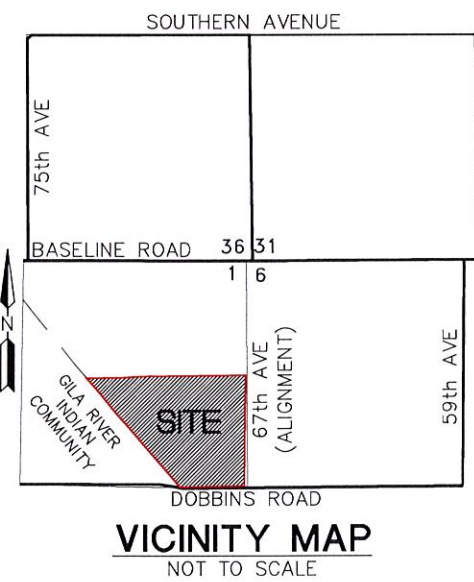
9. The developer shall construct a bus stop pad and dedicate any required right of way along westbound Dobbins Road far side of the 67th Avenue alignment. The bus stop pad shall be built according to City of Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet west of the 67th Avenue alignment, as approved by the Planning and Development Department.
10. The City of Phoenix Archaeology Office recommends archaeological phase I data testing for the portions of this project within Villa Buena AZ T:12:9 (ASM), as well as within 250 feet of the boundaries of Villa Buena. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.
11. THE DEVELOPMENT OF THE SITE SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN DATE STAMPED AUGUST 2, 2017, WITH SPECIFIC REGARD TO THE LOCATION AND SIZE OF THE SEVEN DEVELOPMENT UNITS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE MINIMUM LOT WIDTH WITHIN DEVELOPMENT UNITS 2, 3, 4 AND 5, SHALL BE A MINIMUM OF 50 FEET WIDE; AND THE MINIMUM LOT WIDTH WITHIN DEVELOPMENT UNITS 1, 6, AND 7, SHALL BE A MINIMUM OF 45 FEET WIDE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. THAT LOTS AT THE SOUTHERN BOUNDARIES OF DEVELOPMENT UNITS 6 AND 7, ADJACENT TO DOBBINS ROAD, SHALL BE EITHER (I) A PIE-SHAPED DESIGN AT THE END OF A CUL-DE-SAC, OR (II) UTILIZE A MINIMUM 50-FOOT WIDE LOT WIDTH, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 18% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

15. PRIOR TO PRELIMINARY SITE PLAN APPROVAL FOR EACH DEVELOPMENT UNIT, THE DEVELOPER SHALL RETURN TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT OF THE SITE PLAN, PERIMETER WALL/FENCE PLAN, ENTRYWAY MONUMENT PLAN, AND BUILDING ELEVATION PLANS.

Attachment

Conceptual Development Plan date stamped August 2, 2017

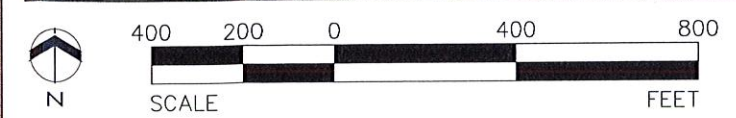
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McCLELLAN

67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT FIGURE 3 CONCEPTUAL DEVELOPMENT PLAN



LEGEND

- PROJECT BOUNDARY (Red dashed line)
- DEVELOPMENT UNIT BOUNDARY (Black solid line)
- DEVELOPMENT UNIT PHASE LINE (Black dashed line)
- POCKET PARK (Green asterisk symbol)
- MULTIUSE TRAIL (Red dashed line)
- DEVELOPED OPEN SPACE (Green shaded area)

TABLE 1
SITE SUMMARY

Development Unit	Land Use	Base Zoning District	Gross Acreage	Target Density	Target Units	Maximum Density	Maximum Units	Lot Dimensions
1	Single Family	R1-6	14.1	3.3	47	4.1	58	45' X 115'
2	Single Family	R1-6	26.2	4.2	109	5.2	136	55' X 120'
3	Single Family	R1-6	27.1	3.2	86	3.9	107	65' X 130'
4	Single Family	R1-6	21.1	4.6	97	5.7	121	45' X 115'
5	Single Family	R1-6	22.9	4.7	108	5.9	135	45' X 115'
6	Single Family	R1-6	33.9	4.3	146	5.4	183	45' X 115'
7	Higher Density	R-2	13.2	10.0	132	12.0	158	Higher Density
Total			158.6	4.6	725	5.7	898	-

Development Unit Summary

Development Unit	Base Zoning District	Maximum Lot Count
1 - 6	R1-6	740
7	R-2	158
Total		898

CITY OF PHOENIX

AUG 02 2017

Planning & Development
Department



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