

## Attachment D - Planning Commission Summary

### REPORT OF PLANNING COMMISSION ACTION December 6, 2018

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-66-18-2
Location:	Approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol
From:	S-1
To:	R1-8
Acreage:	2.58
Proposal:	Single-family residential
Applicant:	Jon Peterson, Additional Option, LLC
Owner:	Jon Peterson, Additional Option, LLC
Representative:	Garrett Frame, Kimley-Horn

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Desert View** 11/6/2018 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, as recommended by the Desert View Village Planning Committee, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-66-18-2, as recommended by the Desert View Village Planning Committee, with an additional stipulation as read into the record.

Maker: Shank  
Second: Wininger  
Vote: 7-0  
Absent: Glenn, Heck  
Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. As stipulated, the proposal is consistent with the desired character and goals of the North Land Use Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development in

the surrounding area.

Stipulations:

1. There shall be a maximum of four lots.
2. The sidewalk adjacent to 23rd Street shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-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. The landscape strip shall be installed by the developer and maintained by the property owner.
3. Right-of-way totaling 25 feet shall be dedicated for the east half of 23rd Street, as approved by the Planning and Development Department.
4. 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.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. 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.
6. 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.
7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

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