

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 5	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-53-19-1
Location:	Northeast corner of 45th Avenue and Alameda Road
From:	S-1
To:	R1-10
Acreage:	15.04
Proposal:	Single-family residential subdivision
Applicant:	Taylor Earl, Earl & Curley
Owner:	US Relp Norterra East 1, LLC
Representative:	Taylor Earl, Earl & Curley

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 11/21/2019 Approval, per the staff recommendation with a modified stipulation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation with additional stipulations.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve Z-53-19-1, per the Deer Valley Village Planning Committee recommendation with additional stipulations as read into record.

Maker: Shank
Second: Howard
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The request is consistent with the proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre (per companion case GPA-DV-4-19-1).
2. The proposed development is appropriate at this location as it is consistent with the scale and existing zoning in the surrounding area.

3. The request would support the development of a vacant and underutilized property.

Stipulations:

1. The shall be no more than 35 lots.
2. There shall be no lots less than 75 feet wide.
3. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Development standards and requirements will be applied by the Planning and Development Department.
 - a. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
 - b. The garage doors shall have a variety of decorative embellishments such as window panels, color and added materials for the pillars surrounding the door decorative overhangs or coach lighting.
4. A minimum 30-foot by 20-foot (600 square foot) landscaped accent area shall be provided on each side of the primary entry of the subdivision, for a total of 1,200 square feet into the development along 45th Avenue. These landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department
5. A minimum of 12 percent of the gross project shall be retained as common area, exclusive of landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of three amenity areas located in the common open space areas with features such as picnic tables and/or park benches, as approved by the Planning and Development Department.
7. ~~All~~ Sidewalks shall be ~~detached~~ ATTACHED with a minimum 5-foot-wide landscaped area located between the sidewalk and back of curb and **FRONT YARDS AND COMMON AREA TRACTS, ADJACENT TO SIDEWALKS,** shall include minimum 32-inch caliper, single trunk, large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility and engineering constraints exist, and minimum 5-gallon shrubs shall be provided with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.

8. The perimeter walls adjacent to 45th Avenue and Alameda Road shall include material and textural differences, such as stucco and/or split face block, as approved by the Planning and Development Department.
9. Walls within the development that are visible from the street shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
10. Any internal cul-de-sacs that do not provide vehicular connection to 45th Avenue shall provide a pedestrian connection to 45th Avenue. The pedestrian path shall be shaded at a minimum of 50 percent by a structure or landscape elements, as approved by the Planning and Development Department.
11. The developer shall construct all streets within and all half streets 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. The developer shall dedicate 25 feet of right-of-way for the south half of Saguaro Park Lane between 45th Avenue and the proposed intersecting local street with construction to local street standards, with full intersection improvements and a receiver ramp on the northwest quadrant of the intersecting local street, as approved by the Planning and Development Department.
13. The developer shall dedicate a 25 feet roadway easement for the south half of Saguaro Park Lane east of the proposed intersecting street up to the east property line, as approved by the Planning and Development Department.
14. The developer shall dedicate 25 feet of right-of-way for the east half of 45th Avenue, for the length of the development and construct the east half street to local street standards, as approved by the Planning and Development Department.
15. The developer shall provide 20 feet of paving for the north half of Alameda Road, for the length of the development. Improvements shall include paving, curb, gutter, sidewalk, box culvert, street lights, landscaping and other necessary incidentals as required, and as approved by the Planning and Development Department.
16. The developer shall dedicate an 18-foot by 18-foot right-of-way triangle at the northeast corner of 45th Avenue and Alameda Road, as approved by the Planning and Development Department.
17. The developer shall extend the existing box culvert crossing at Alameda Road and provide for vehicular access per the City's Storm Water Policies and Standards Manual, or as otherwise approved by the Planning and Development Department. The developer shall dedicate a drainage easement to include the drainage facility and the provided access facilities, as approved by the Planning and Development Department.

18. 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.
19. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
20. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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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