



Village Planning Committee Meeting Summary
Z-79-18-7

Date of VPC Meeting	March 18, 2019
Request	Request to rezone 11.20 acres located at the northeast corner of 39th Avenue and Vineyard Road from S-1 (Ranch or Farm Residence) to R1-6 (Single-Family Residence District).
Zoning/ Proposed Use	R1-6 / Single-family Residential Subdivision
Location	Northeast corner of 39th Avenue and Vineyard Road
VPC Recommendation	Approval, subject to stipulations
VPC Vote	10-1

DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Cody White, staff, delivered a presentation outlining the request.

Mr. John Fox, applicant, delivered a presentation outlining the request.

Mr. John Mockus asked if this was related to the development of the Hacienda project to the north. **Mr. Fox** responded that it was originally under the same ownership but has changed owners and is being developed separately.

Mr. Randy Schiller asked if this developer was related to another one in the South Mountain Village and asked that the homes not look like those if so. **Mr. Fox** responded that this is developed by the same developer and that the proposed elevations will comply with the recommended stipulations.

Ms. Tonya Glass stated that she has an issue with the proposed density of the project and inquired as to the nature of the applicant’s neighborhood outreach. **Mr. Fox** responded and explained that they met their mailing requirements and that no one attended their neighborhood meeting.

Mr. Carlos Ortega asked if they could stipulate which elevations should not be used. **Mr. Cody White**, staff, responded that there is stipulation language proposed that could be modified to change the proposed elevations, but that general conformance was not being recommended.

Ms. Linda Abegg asked if anyone had calculated the density of the R-2 subdivision to the south, and that apart from the R-2 zoning to the south, surrounding zoning districts were less intensive than the R1-6 being requested, and the general plan recommends less density than requested. **Mr. John Fox** responded that he felt this was an appropriate transition between the larger lots to the north and the smaller lots continuing south.

Mr. Robert Branscomb, Chair, opened the floor to public comment.

Mr. Vance Pierce delivered public comment in opposition to the request, citing that an increase in density should be located on an arterial rather than on a collector street within an established area.

Ms. Shannon Richmond delivered public comment in opposition to the request, citing concerns with increased traffic if this request were approved.

Mr. Daniel Penton delivered public comment in opposition to the request, noting that there were too many lots proposed and that the elevations were not desirable in the area.

Ms. Connie Armstrong delivered public comment in opposition to the request, noting concerns with increased traffic in the area.

Mr. Phil Hertel delivered public comment in opposition to the request, noting that the applicant has not presented the request to the Laveen Citizens for Responsible Development (LCRD). **Mr. Hertel** requested that the Committee continue the request to the next hearing to provide an opportunity for the LCRD to review and comment.

Mr. John Fox delivered a response to public comment. **Mr. Fox** noted that the request will provide improvements along 39th and Vineyard. **Mr. Fox** noted that he has tried to engage the community but did not want to continue the case as he feels he is meeting basic requirements.

Mr. Robert Branscomb, Chair, closed the floor to public comment.

Mr. Robert Branscomb asked if the applicant would consider a continuance. **Mr. John Fox** responded that they would not support a continuance but would like to take the time to work with the community while keeping the existing hearing schedule.

MOTION

Ms. Linda Abegg motioned to recommend approval of the request with additional stipulations requiring a maximum density of 4.5 dwelling units per acre, a minimum of 20% stone or other materials on street elevations, minimum 22' driveways, minimum 15% open space, minimum 18" roof overhangs, no two-story homes on

the perimeter of the subdivision, that street facing sides on two story homes have enhanced architecture, and that PHO review and approval be required for the site plan, landscape plan, lighting plans and building elevations. **Mr. John Mockus** seconded the motion.

STIPULATIONS

1. Building elevations shall meet the following design criteria, as approved by the Planning and Development Department:
 - A. All roof materials shall be flat clay or concrete tile or other similar materials. No asphalt shingles, shakes or metal shingles are allowed.
 - B. All exterior walls of the dwelling units shall utilize stucco, stone and/or masonry. No wood or aluminum sidings are allowed. At least ~~40%~~ 20% of the total surface area of the street elevation shall consist of stone veneer. Stone shall be natural and the color must mimic a natural desert motif. Synthetic stone can be used as long as the color and textures reflect organic material.
 - C. THE DEVELOPER SHALL PROVIDE 18-INCH ROOF OVERHANGS FOR EACH HOME WITHIN THE DEVELOPMENT.
 - D. THE STREET FACING SIDES OF THE TWO-STORY HOMES SHALL HAVE ENHANCED ARCHITECTURE
2. Trees along the perimeter of the subdivision shall be consistent with existing trees adjacent to subdivisions at the southeast and southwest corners of 39th Avenue and Vineyard Road.
3. All sidewalks shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-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.
4. The developer shall provide a minimum of ~~40%~~ 15% open space, as approved by the Planning and Development Department.
5. Right-of-way totaling 30-feet shall be dedicated for the north half of Vineyard Road for the entire length of the property, as approved by the Planning and Development Department.
6. Right-of-way totaling 40-feet shall be dedicated for the east half of 39th Avenue for the entire length of the property, as approved by the Planning and Development Department.

7. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 39th Avenue and Vineyard Road, as approved by the Planning and Development Department.
8. 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.
9. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. THE DEVELOPMENT SHALL BE LIMITED TO 4.5 DWELLING UNITS PER ACRE.
14. THE DEVELOPER SHALL PROVIDE A MINIMUM 22-FOOT DRIVEWAY FOR EACH HOME WITHIN THE DEVELOPMENT.
15. LOTS ON THE PERIMETER OF THE SUBDIVISION SHALL BE LIMITED TO ONE STORY IN HEIGHT.
16. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

VOTE

10-1, Motion to recommend approval with modifications passed; with Committee Members Branscomb, Glass, Abegg, Estela, Hurd, Johnson, Mockus, Ortega, Rouse and Schiller in favor. Ensminger opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Committee Member Ensminger opposed the motion as she was supportive of a continuance rather than approval with modifications. Staff has no concerns with the modified and added stipulations.