



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** August 2, 2018

From: Racelle Escolar
Planner III

Subject: BACK UP TO ITEM 11 (Z-21-18-8) – APPROXIMATELY 320 FEET EAST OF
THE NORTHEAST CORNER OF 41ST STREET AND SOUTHERN AVENUE

This memo is to outline staff concerns regarding the South Mountain Village Planning Committee recommendation for Z-21-18-8 and to provide a revised staff recommendation that incorporates the components of the Village Planning Committee recommendation that can be regulated and enforced by the Planning and Development Department.

At their July 10, 2018 meeting, the Committee voted 11-6 (Brennan, Campbell, Castello, Ealim, and Monge dissenting) to recommend approval of the request per the staff recommendation with a modification to delete staff stipulation #1 and add five additional stipulations.

VPC RECOMMENDED STIPULATIONS & STAFF COMMENTS

Deletion of Staff Stipulation 1

1. ~~The development shall be in general conformance with the site plan date stamped March 22, 2018 with specific regard to maintaining vehicular access to the adjacent subdivision to the west by connecting to Sunland Avenue and Huntington Drive, as approved by the Planning and Development Department.~~

Staff has no concerns regarding the deletion of Staff Stipulation #1. The proposed vehicular access to be provided by the connection of Sunland Avenue and Huntington Drive is required by the regulations regarding street design and layout in the Subdivision Ordinance within the Phoenix City Code. In order to eliminate these connections, a technical appeal is required by the Subdivision Committee.

Additional Stipulations

- **Lots #22-24 adjacent to the north property line shall be limited to a maximum of 20 feet in height (single-story), as approved by the Planning and Development Department.**

Staff has no concerns regarding the proposed building height restriction.

- **A minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper or multi-trunk and minimum 25% 4-inch caliper or multi-trunk-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the west property line of lots 1-3, 4, and 6-21 to serve as a visual buffer to adjacent properties, as approved by the Planning and Development Department. Trees shall be selected from the Mixed Use Agricultural plant palette.**

Staff does not support the proposed landscaping restriction. The stipulation requires specific planting requirements that could be applied to privately owned residential parcels. The Planning and Development Department does not review landscaping plans for individual residential parcels. Therefore, the City does not have a mechanism to regulate or enforce landscaping on individual residential lots.

- **The connection of Sunland Avenue and Huntington Drive on the subject property shall be prohibited.**

Staff does not support the proposal to prohibit the connection of Sunland Avenue and Huntington Drive. These street connections are required by the regulations regarding street design and layout in the Subdivision Ordinance within the Phoenix City Code. This stipulation directly conflicts with these requirements and a technical appeal would be required by the Subdivision Committee. The existing stubbed streets west of the subject property were designed with the intention of providing connectivity. Provision of these street connections reflects multiple planning goals in the City of Phoenix General Plan including those of the *Connected Oasis*, predictability in the street grid, and the creation of healthy and connected neighborhoods.

- **A pedestrian connection shall be provided to connect the property with the neighborhood to the west.**

Staff has no concerns regarding a requirement to provide a pedestrian pathway. In the event that Sunland Avenue and Huntington Drive are built and connected, this stipulation could be met through the provision of required public sidewalks along these streets.

- **The developer shall provide public notification of future zoning actions to interested residents.**

Staff has no concerns regarding the proposed additional notification.

STAFF RECOMMENDED STIPULATIONS

1. ~~The development shall be in general conformance with the site plan date stamped March 22, 2018 with specific regard to maintaining vehicular access to the adjacent subdivision to the west by connecting to Sunland Avenue and Huntington Drive, as approved by the Planning and Development~~

~~Department.~~

1. LOTS #22-24 ADJACENT TO THE NORTH PROPERTY LINE, AS DEPICTED ON THE SITE PLAN DATE STAMPED MARCH 22, 2018, SHALL BE LIMITED TO A MAXIMUM OF 20 FEET IN HEIGHT (SINGLE-STORY), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. The sidewalk along the Southern Avenue frontage shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and required trees be planted on both sides of the sidewalk, as approved by the Planning and Development Department.
3. THE DEVELOPER SHALL PROVIDE A PEDESTRIAN PATHWAY THAT CONNECTS TO THE SUBDIVISION TO THE WEST, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. A minimum 25 percent of the required open space shall be shaded using trees or structures, as approved by the Planning and Development Department.
5. Right-of-way totaling 50 feet shall be dedicated for 41st Place, as approved by the Planning and Development Department.
6. Right-of-way totaling 50 feet shall be dedicated for Huntington Drive and Sunland Avenue between the existing street to 41st Place, as approved by the Planning and Development Department.
7. A 10-foot sidewalk easement shall be dedicated on the north side of Southern Avenue.
8. A 20-foot right-of-way radius shall be dedicated at the northeast and northwest corners of 41st Place and Southern Avenue.
9. 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.
10. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to 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 viewed and approved by the City Attorney.
11. 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.

12. THE DEVELOPER SHALL NOTIFY THE FOLLOWING INDIVIDUALS AT A MINIMUM 10 CALENDAR DAYS PRIOR TO ANY PLANNING HEARING OFFICER REQUEST TO MODIFY OR DELETE STIPULATIONS OR REZONING ACTION. THE NOTICE SHALL INCLUDE THE DATE, TIME AND LOCATION OF THE HEARING.
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